City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA
REGULAR CITY COUNCIL MEETING, SEPTEMBER 4, 2013 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, September 4, 2013 at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on August 30, 2013 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting.

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen's Participation- Limit remarks to five (5) minutes per citizen

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

a) Direct your comments to the entire Council, not to an individual member, nor to the audience.
b) Show the City Council the same respect and courtesy that you would like to be shown.
c) Limit remarks to five (5) minutes per citizen during Item 4 and to three (3) minutes per citizen during Item 11.
d) Citizen comments may be deferred to a specific Business Item set forth in Section 5, below, if such comments pertain to such Business Item

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject ***must be limited*** *to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Council is limited to either a statement of specific factual information or a recitation of existing policy.* TEX. GOV'T CODE § 551.042.

5. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

a) Item 10(a) - Consider approval of August 7, 2013 Regular City Council Meeting Minutes

b) Item 10(b) - Consider approval of August 27, 2013 Special City Council Meeting Minutes

c) Item 10(c) - Consider approval of August 27, 2013 Special Joint City Council and City Water Commission Meeting Minutes

d) Item 6(b) - Consider adoption of Resolution 307-092013 nominating a candidate for the Comal Appraisal District Board of Directors Election

6. Business Items

The City Council may discuss, consider and/or take possible action on the following items:

a) Announce date, time and place for the City Council vote on the 2013 Tax Rate (Thursday, September 12, 2013, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas)

b) Resolution 307-092013 nominating a candidate for the Comal Appraisal District Board of Directors Election (If removed from Consent Agenda)

c) Major City Projects Update:

   i. CIP Projects for streets, drainage and water line replacement
   ii. Schoenthal Road Improvement Project
   iii. Paul Davis Park Restroom Facilities Project
   iv. 2013 Elevated Storage Tank Project

d) Amend lease agreement between the City of Garden Ridge and Highpoint Church for city owned buildings located at 9357 Schoenthal Road from a month to month lease to a one year lease due to improvements Highpoint Church desires to make to the buildings

e) Planning and Zoning Commission recommendation on the Final Plat for theWoodlands of Garden Ridge Unit 2

f) Presentation of Planning and Zoning Commission recommendation on a petition by Wes Kleckley for a Master Plan for Howell Park Lots 2 and 3, located on the north side

of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252 (Presentation only)

g) Presentation of Planning and Zoning Commission recommendation on a petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3: (Presentation only)

   i. Ordinance 7 – Section 7.C.1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas
   ii. Ordinance 7 – Section 7.C.2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line
   iii. Ordinance 13, Section 6.1.4.3.: Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley
   iv. Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District
   v. Ordinance 13 – Section 6.1.4.5., Impervious Cover: Requiring that impervious coverage shall not be more than one-third (1/3) of the lot area with petitioner requesting impervious cover of 48% on Lot 2 and 48% on Lot 3

h) Presentation of Planning and Zoning Commission recommendation on a petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252. (Presentation only)

(Business Items tabled pending Public Hearing in Item 7)

7. Public Hearings
The City Council will conduct Public Hearings to receive input into the following:

a) Proposed 2013 Property Tax Rate of $0.283246 for the City of Garden Ridge

b) A petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   i. Ordinance 7 – Section 7.C.1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas

ii. Ordinance 7 – Section 7.C.2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line

iii. Ordinance 13, Section 6.1.4.3.: Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley

iv. Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District

v. Ordinance 13 – Section 6.1.4.5., Impervious Cover: Requiring that impervious coverage shall not be more than one-third (1/3) of the lot area with petitioner requesting impervious cover of 48% on Lot 2 and 48% on Lot 3

c) A petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

8. Business Items (continued)

The City Council may discuss, consider and/or take possible action on the following items:

i) Planning and Zoning Commission recommendation on a petition by Wes Kleckley for a Master Plan for Howell Park Lots 2 and 3, located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252

j) Planning and Zoning Commission recommendation on a petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:

i. Ordinance 7 – Section 7.C.1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas

ii. Ordinance 7 – Section 7.C.2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line

iii. Ordinance 13, Section 6.1.4.3.: Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley

iv. Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District

v. Ordinance 13 – Section 6.1.4.5., Impervious Cover: Requiring that impervious coverage shall not be more than one-third (1/3) of the lot area

with petitioner requesting impervious cover of 48% on Lot 2 and 48% on Lot 3

k) Planning and Zoning Commission recommendation on a petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

(Business Items tabled pending the Executive Session in Item 12)

9. State of the City

The City Council may discuss, consider and/or take possible action on the following items:

a) Financial Statement and Investment Report
   - July 31, 2013

b) City Administrator Monthly Activity
   - Sign approvals since prior Council meeting
   - Community Center usage and financial report
   - Building Permits issued to date for residential, commercial and minor
   - Construction projects
   - Update on new city website
   - Update on TXDOT's FM 3009 Construction Project

c) Public Works/Water Department Monthly Activity
   - Water pumping/usage from city wells
   - Water system infrastructure maintenance, repairs and/or projects
   - Water and/or Drought Management
   - Public Works projects
   - Animal Control apprehensions, nuisance/complaints, animal bites
   - Observations and activities of wildlife within the city
   - Update on isolated Oak Wilt case

d) Police Department Monthly Activity
   - Citations issued
   - Warnings issued
   - Criminal activity within city
   - Code Compliance:
     Citations & Warnings issued
     Compliance achieved

e) Recognition of employees and/or city events

10. Minutes

The City Council may discuss, consider and/or take possible action on the following items: (If any set of Minutes is removed from Consent Agenda)

a) August 7, 2013 Regular City Council Meeting Minutes
b) August 27, 2013 Special City Council Meeting Minutes
c) August 27, 2013 Special Joint City Council and City Water Commission Meeting

11. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 4.

12. Reports and Comments from Mayor and City Councilmembers
The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Northeast Partnership
Schertz-Seguin Local Government Corporation ("SSLGC")
City Water Commission
City Quarry Commission
City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizen on Patrol
Garden Ridge Lion's Club
Comal County
Guadalupe County
Bexar County
San Antonio – Bexar County Metropolitan Planning Organization ("MPO")
TXDOT
Crescent Hills Subdivision Proposal (on FM 3009)

13. Executive Session
The City Council will recess its open meeting and reconvene in Executive Session

a) Pursuant to Texas Government Code 552.071, to regarding legal issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34

b) Pursuant to Texas Government Code 552.071, regarding Tera Charlton-Troncoso and Gary Johnson v. City of Garden Ridge, Civil Action No. 5:13-CV-00772-FB

c) Pursuant to Texas Government Code 552.071 to consultation City Attorney to seek legal advice regarding employee appeals process and pending appeal

14. Business Items (continued)
The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary

15. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 4:47 p.m. on August 30, 2013 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin, TRMC
City Secretary

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
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MINUTES OF CITY COUNCIL REGULAR MEETING, AUGUST 7, 2013

Members Present:
Mayor Andrew Dalton
Mayor Pro Tem Joe Britan
Councilmember Nadine Knaus
Councilmember Bryan Lantzy
Councilmember John McCaw
Councilmember Bobby Roberts

Member Absent:
None

City Staff Present:
Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Donna O'Conner, Police Chief
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Dalton called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, August 7, 2013, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Dalton lead the Pledge of Allegiance.

3. Citizen's Participation - 5 minute limit per citizen

Mayor Dalton reviewed the new rules of Citizen Participation and asked if anyone wished to speak.

Connie Cain, 9967 Trophy Oaks Dr., Garden Ridge, requested the City Council to hire another company to track the blast from the quarry. She said that the blasting is getting worse and the City needs to find a company who will do a better job of tracking and monitoring the blasts.

4. Business Items

The City Council may discuss, consider and/or take possible action on the following items:

a) Pursuing the enactment of a Vulnerable Road User Ordinance

The City Council reviewed the proposed Vulnerable Road User Ordinance and applicable State Law. The City Council discussed the merits of a proposed new ordinance, and felt this issue should instead be incorporated into the Street Master Plan when it is updated in the near future.

b) Revising structure of and method of appointments to City Commissions

Mayor Dalton reported this issue is still being worked on and will be brought to City Council once it is ready for consideration.

c) Update on the 2013 Paul Davis Park Restroom Facilities Project

Garry Montgomery, River City Engineer, reported the project has started. He stated there are three (3) Change Orders for issues that were not foreseen.

- 1st Change Order is for the electrical at an estimate of $2,500.
- 2nd Change Order is for the insulation under the metal roof at an estimate of $1,500
- 3rd Change Order is to address the ADA requirements, but the estimate is not in yet.

The City Council discussed the Change Orders and the cap of 25% over the bid price. The City Council agreed, by consensus, to go with a color metal roof (green color). They also agreed, by consensus, to the 1st and 2nd Change Order, but will consider the 3rd Change Order once a better cost estimate is available.

d) Update on the 2013 Schoenthal Road Project

Garry Montgomery, River City Engineer, reported that the contracts have been signed and the contractor will be on site the 1st week of September. The City Council requested that residents, and the school and emergency agencies, be notified regarding the road work and construction schedule. They also discussed the contemplated staging of the road work.

e) Update on the 2013 Elevated Storage Tank Maintenance Project

Garry Montgomery, River City Engineer, reported this project is complete and the tank is back in service. He stated he is waiting for the final pay estimate to close out this project.

f) Update and review of 2012 CIP Projects for streets, drainage and water line replacement

Garry Montgomery, River City Engineer, provided a PowerPoint presentation (see attached). He stated he is working on scheduling a public meeting with the residents of Garden Ridge Drive, Cinchona Trail, Blazing Star, Timber Rose, Bluebell and Grass Creek Road. He also stated the bid estimates appear to be under the estimated budget, but he will provide better figures in October.

The City Council discussed project costs and holding a public informational meeting for interested residents. The City Council agreed, by consensus, to hold the public informational meeting on Wednesday, August 28, 2013 at 7pm.

g) City Water Commission recommendation on a request from Josh and Kristi Sigman for a 30 day water variance to Stage 2 watering restrictions to do a major landscape project at 19835 Zephyr Cove

Nancy Cain, City Administrator, stated the Water Commission received a variance request from Josh and Kristi Sigman. She stated the Sigman's plan to install a swimming pool with new landscape in their back and side yard. She also stated during the project process a gas line was discovered in the yard and has created a delay for several months. The Water Commission voted unanimously to recommend the City Council approve the Sigman 30 day water variance to commence September 1, 2013, subject to the condition that the City remained in Stage 2 water restrictions, and did not proceed to Stage 3 during September.

The City Council discussed the variance request, restrictions for both Stage 2 and Stage 3, and watering during 3:00am-5:00am or 8:00pm-10pm (less strain on City water system). The City attorney advised that the City Council could not restrict the variance to only Stage 2, and that the Council should either approve or deny the variance irrespective of what Stage restrictions would apply. Mr. Sigman was also advised that if the City did enter Stage 3, a 100% surcharge would apply to all water consumed above 45,000 gallons.

Motion: A motion was made by Councilmember Britan, and seconded by Councilmember McCaw, to approve the City Water Commission's recommendation to approve the 30 day water variance, to be effective September 1, 2013 to allow the Sigman's to proceed with a major landscape project at 19835 Zephyr Cove, and without the limitation relating to Stage 2. The City Council voted four (4) for, one (1) opposed (Councilmember Knaus). The motion carried.

h) Letter of retirement from Sandy Edwards as Police Administrative Assistant effective July 31, 2013

Donna O'Conner, Police Chief, reported Sandy Edwards submitted a letter of intent to retire. She stated her last official day of work was July 31, 2013.

Motion: A motion was made by Councilmember Roberts, and seconded by Councilmember Lantzy, to accept the Letter of retirement from Sandy Edwards as Police Administrative Assistant effective July 31, 2013. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

i) Resignation of Jack Drawdy as Public Works Representative I effective July 26, 2013

Royce Goddard, Public Works, reported that Jack Drawdy submitted a letter of resignation, as he has accepted another position with the Northside ISD as a Police Officer.

Motion: A motion was made by Councilmember Britan, and seconded by Councilmember McCaw, to accept the resignation of Jack Drawdy as Public Works Representative I, effective July 26, 2013. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

j) Review and discussion on the proposed 2014 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund, Interest and Sinking fund and Capital Improvement Fund

Nancy Cain, City Administrator, reviewed the proposed 2014 Fiscal Year Budget. She explained the projected fund balance as of October 1, 2013, projected revenues and expenditures, and the projected total available for the following accounts: *General Fund, Water Fund, Interest & Sinking Fund, and Capital Improvement Fund.*

The City Council reviewed and held the following discussions regarding the proposed budgets:

- review the CIP Fund and major projects every 6 months
- reserves
- copier and printer rental increase
- AT&T tower rental
- Police vehicles lease

k) Review and discussion on the 2013 Effective and Rollback Tax Rate Calculations

Nancy Cain, City Administrator, reviewed the 2013 Effective Tax Rate Worksheet, 2013 Rollback Tax Rate Worksheet, and the Tax Rate Calculations. She stated the city's certified appraised value for the 2013 tax year is $577,483,034, which is $16,748,580 greater than the 2012 appraised value. She also sated she proposes the city adopt a tax rate of 0.283246, which is equivalent to the 2012 Tax Rate. She also reported that public hearings on the Tax Rate will be held on August 27th and September 4, 2013.

l) File proposed 2014 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund, Interest and Sinking Fund and Capital Improvement Fund with the City Secretary

Motion: A motion was made by Councilmember McCaw, and seconded by Councilmember Britan, to approve the filing of the proposed 2014 Fiscal Year Budgets for the City of Garden Ridge General Fund, Water Fund Interest and Sinking Fund and Capital Improvement Fund with the City Secretary. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

m) City Council proposal to adopt a tax rate of $0.283246 for the 2013 tax year after compliance with all requirements related to the adoption of the proposed tax rate

Motion: A motion was made by Councilmember Roberts, and seconded by Councilmember Britan, to approve the City Council proposal to adopt a tax rate of $0.283246 for the 2013 tax year after compliance with all requirements related to the adoption of the proposed tax rate. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

n) Renewal of the City of Garden Ridge employee health and dental insurance benefit plan with Texas Municipal League Intergovernmental Employee Benefits Pool for the 2014 fiscal year with no rate increase in the health insurance rate of $366.39 per month per employee and no rate increase in the dental insurance rate of $21.05 per month per employee and authorize the City Administrator to execute contract with said provider for said insurance benefits

Nancy Cain, City Administrator, reported Bob Feike, City Insurance Agent of Record, has reported that TML-IEBP will not increase the City of Garden Ridge's health and dental insurance rates. The health insurance rate will remain at $366.39 per month per employee and the dental insurance rate will remain at $21.05 per month per employee. She also reported that several companies have gone up 40% on health and dental insurance, and therefore she recommended that the City remain with TML-IEBP for health and dental insurance.

Motion: A motion was made by Councilmember Roberts, and seconded by Councilmember Britan, to approve the renewal of the City of Garden Ridge employee health and dental insurance benefit plan with Texas Municipal League Intergovernmental Employee Benefits Pool for the 2014 fiscal year, with no rate increase and to authorize the City Administrator to execute contract with said provider for said insurance benefits. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

o) Award of the City of Garden Ridge employee vision insurance benefit and authorize the City Administrator to execute contract with said provider for said insurance benefit

Nancy Cain, City Administrator, reported Bob Feike, City Insurance Agent of Record, is seeking bids regarding the employee vision insurance benefit and he is still receiving bids. She recommended the City Council consider this item at their August 27, 2013 Special Meeting. The City Council agreed, by consensus, to consider this item at the August 27, 2013 Special Meeting.

p) Award of the City of Garden Ridge employee life insurance benefit and authorize the City Administrator to execute contract with said provider for said insurance benefit

Nancy Cain, City Administrator, reported Bob Feike, City Insurance Agent of Record, is seeking bids regarding the employee life insurance benefit and he is still receiving bids. She recommended the City Council consider this item at their August 27, 2013 Special Meeting. The City Council agreed, by consensus, to consider this item at the August 27, 2013 Special Meeting.

5. <u>State of the City</u>

The City Council may discuss, consider and/or take possible action on the following items:

a) Financial Statement and Investment Report

a) June 30, 2013

Nancy Cain, City Administrator, reported City Funds total $7,558,072.94 at .28461% interest and the Water Funds total $3,925,674.86 at .2615% interest with the total of both Funds being $ 11,483,747.77 at .27306% interest. She also reported the total General Fund reserves for the City is $1,365,196.68 and total Water Company reserves is $2,886,245.74.

Motion: A motion was made by Councilmember Roberts, and seconded by Councilmember Lantzy, to approve the Financial Statement and Investment Report for June30, 2013. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

b) City Administrator Monthly Activity

Sign approvals since prior Council meeting

Community Center usage and financial report

Building Permits issued to date for residential, commercial and minor

building projects
Update on new city website

Nancy Cain, City Administrator, reported:

Sign approvals since the last Council meetings-

- National Night Out
- Lions Club Fish Fry

Community Center usage and financial report-

- Total Revenue $39,775 and Expenditures $31,764, which leaves a balance of $8,011

Building Permits-

- 3 Major Permits and 15 Minor Permits for the month of July.

Website- Continues to be updated with new information. She stated the City Officials have been updated and she has recently noticed a lot of Facebook interest.

c) Public Works/Water Department Monthly Activity
Water pumping/usage from city wells
Water system infrastructure maintenance, repairs and/or projects
Public Works projects
Animal Control apprehensions, nuisance/complaints, animal bites

Royce Goddard, Public Works/Water Director, reported:

July– 78.74 total acre feet from the Trinity Well was pumped and 41.18 acre feet was pumped from Edwards Wells.

Water system infrastructure maintenance, repairs and/projects- 2 new meter installations, 1 new service line inspections, and 3 leak adjustments

Animal Control apprehensions, nuisance/complaints, animal bites – 2 dogs and 2 cats were apprehended.

d) Police Department Monthly Activity
Citations issued
Warnings issued
Criminal activity within city
Code Compliance:
Citations issued
Warnings issued
Compliance achieved

Donna O'Conner, Police Chief, reported the Police Department wrote 236 warnings, 165 citations and made 20 arrests during July. She stated they also received 22 alarm calls (18 residential and 4 business) and 8 animal calls. Sgt. Bellinger and Investigator Spiller attended training this month, and Officer Acosta has completed his Field Training and he begun his patrol duties, while Officer Pelata has started his Field Training.

e) Recognition of employees and/or city events

Nancy Cain, City Administrator, reported thank yous were received for:

- A resident thanked Steven Steinmetrz for his hard work at the dumpster drop offs.
- Mayor Dalton thanked the City Staff and Police Department for an outstanding job with National Night Out.
- Councilmember McCaw congratulated the Garden Ridge Explorers for their accomplishments at the State and National Events.

6. Minutes

The City Council may discuss, consider and/or take possible action on the following items:

a) July 3, 2013 Regular City Council Meeting Minutes

Motion: A motion was made by Councilmember McCaw, and seconded by Councilmember Roberts, to approve the July 3, 2013, Regular City Council Meeting with the changes provided at the dais. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

7. Citizen's Participation – 3 minute limit per citizen

No one wished to speak..

8. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Northeast Partnership
City Water Commission
City Quarry Commission
Garden Ridge Police Academy Alumni Association
Cellular on Patrol
Garden Ridge Lion's Club

Mayor Dalton invited the City Council to attend the Northeast Partnership on the first Thursday of every month at 11:30am and the Comal County Luncheon on the second Monday of every month at noon. Councilmember Roberts, Councilmember Britan, and Councilmember Lantzy all thanked City Staff and the Police Department for a great National Night Out.

9. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session

a) Pursuant to Texas Government Code 552.071, to regarding legal issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34

b) Pursuant to Texas Government Code 551.074 to deliberate upon the performance of the City Attorney

c) Pursuant to Texas Government Code 551.074 and 551.071 to consult with and seek legal advice from its legal counsel and to deliberate upon the duties and performance of the City Administrator

d) Pursuant to Texas Government Code 551.071 to consult with and seek legal counsel related to Ordinance 19 and the 2009 International Building Code

Mayor Dalton announced with no other business the City Council will recess into Executive Session at 8:00pm, in accordance with Section Code 552.071, to consult with and seek legal advice from City Attorney and Section 552.074 to deliberate upon duties and performances.

Mayor Dalton adjourned the Executive Session at 10:26pm and the City Council reconvened back into the regular session.

10. Business Items (continued)

The City Council reconvened into Regular Session upon conclusion of the Executive Session.

Motion: A motion was made by Councilmember Britan, and seconded by Councilmember Roberts, to accept the rate structure for legal advice provided by the law firm of George Hyde, City Attorney. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

The Mayor stated the City Council also received advice from legal counsel and discussed performances of employees during the Executive Session and there was no additional action to be taken.

11. Adjournment

There being no further business, the Wednesday, August 7, 2013 Garden Ridge City Council regular meeting was adjourned at 10:27pm by Mayor Dalton.

_____
Andrew Dalton
Mayor

ATTEST

_____
Shelley Goodwin, TRMC
City Secretary

SIGN IN TO SPEAK AT THE AUGUST 7, 2013
CITY COUNCIL REGULAR MEETING

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

a. Direct your comments to the entire Council, not to an individual member nor to the audience.
b. Show the City Council the same respect and courtesy that you expect to be shown to you.
c. Limit remarks to three (3) minutes.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

	NAME	ADDRESS	SUBJECT
1.	Connie Cain	9967 Trophy Oaks Dr	Vibra-Tek
2.			
3.			
4.			
5.			
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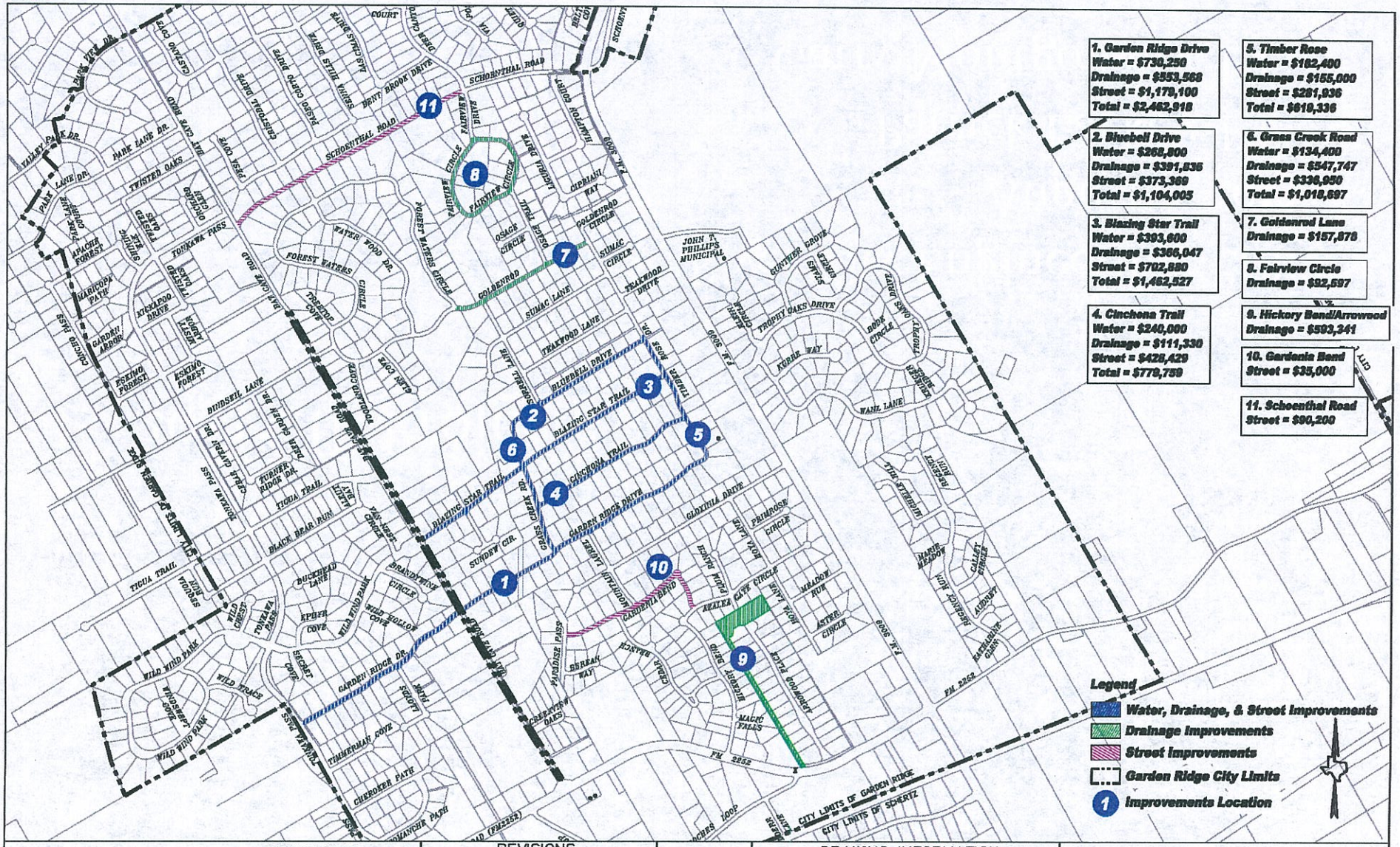
City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.
August 7, 2013
Patrick Lackey, P.E.
Garry Montgomery, P.E.



RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING

3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704-7047
PHONE-(512) 442-3008
FAX-(512) 442-6522

1011 W. COUNTY LINE ROAD, SUITE C
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3601

REVISIONS

NO.	REVISION	APPD.	DATE

DRAWING INFORMATION

DESIGNED BY:	SCALE:
DRAWN BY: AW	DATE:
CHECKED BY:	PROJECT NO:
APPROVED BY:	PLOT DATE:
FILE NAME:	PLOT SCALE:
REMARKS:	

CITY OF GARDEN RIDGE

TOP CONSTRUCTION PROJECTS

SHEET: 1 OF 1

2013 Projects:

- **CIP Projects** – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs.
  - CenterPoint has completed their relocation at Garden Ridge Drive. I have contacted CenterPoint to schedule a meeting to discuss other relocations that will be required.
  - We would like to schedule the meeting with the residents on Garden Ridge Drive, Cinchona Trail, Blazing Star, Timber Rose, Bluebell and Grass Creek Road by the end of the month. Please provide dates that Council would be available for a work/information session. We have compiled the addressed necessary to send a letter or notice can be provided in the residents water bill.
  - Permitting – we are in the process of permitting the project for the crossing of the Comal County portion of Bat Cave Road. We will have a 12" waterline crossing and paving to connect within County right-of-way.
  - Once comments are received at the Council Work session, we will proceed with advertising and bidding of the project. We recommend allowing at least three weeks for contractors to bid the project. Depending on comments and direction from the Council Work session, we anticipate an October award for the construction contract. Advertisement would need to occur no later than September 6th to award at the October Council Meeting. The contract time will likely be one year in duration.
- **Paul Davis Park Restroom Upgrade**
  - The contractor has began construction.
  - Report color recommendations from the Parks Committee.
  - Direction needed to proceed:
    - Concrete block colors, Roofing colors
    - Electrical Change Order = $2500 for new electrical circuit to the Lions Club Building exposed during foundation work.
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    - Sidewalk Change Order = The existing sidewalk has approximately 8" of fall for the span in front of the restroom, we recommend replacing this portion to make a cleaner, safer approach to the restroom. The cost of this sidewalk will be provided by the contractor prior to the August 7 Council Meeting.

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•Contracts have been completed and the contractor is scheduled to mobilize the last week of August for construction.

•We expect material submittals within the next two weeks for review approval.

•The contractor indicated that he may mobilize a crew to remove/replace the culvert near Bat Cave prior to school starting. He has not submitted a schedule or traffic control plan for this work. We will notify the Police Dept, Public Works, Emergency Services and the School of the contractor intents once we have approved schedules and traffic control plans.

2013 Elevated Storage Tank Project

•Project is complete and in service.

•The contractor has some clean up work to complete at the site.

•We have not received the closeout documents and the final pay estimate to finalize the contract.

Current Cost Estimates and Budget

City of Garden Ridge

2012 CIP List

ITEM	Water Projects Description		Total Costs
	CONSTRUCTION TASKS	PROJECT COST	
1	Install 12" diameter water pipe 6,350 LF on Garden Ridge Drive	$730,250.00	$ 730,250.00
2	Install 8" diameter water pipe 2,800 LF on Bluebell Drive 4,100 LF on Blazing Star Trail 2,500 LF on Cinchona Trial 1,900 LF on Timber Rose 1,400 LF on Grass Creek Road	 $ 268,800.00 $ 393,600.00 $ 239,000.00 $ 182,400.00 $ 134,400.00	$ 1,218,200.00
	Water Impact Fees	$ (900,514.00)	$ (900,514.00)
	Water Utility Fund Balances Budgeted	$ (1,050,144.00)	$ (1,051,144.00)
	TOTAL ORIGINAL ESTIMATE		$ 1,951,658.00
	REVISED OPINION OF PROBABLE COST		$ 1,975,788.80
	BUDGET CORRECTION*		$ (24,130.80)

City of Garden Ridge

2012 CIP List

ITEM	Drainage Projects Description		Total Costs
	CONSTRUCTION TASKS	PROJECT COST	
1	Garden Ridge Drive (9SB7 SWMP)	$ 553,568.00	$ 553,568.00
2	**Individual Projects** Bluebell Drive (2SB7 SWMP) Blazing Star Trail (9SB6 SWMP) Cinchona Trail (4SB2 SWMP) Timber Rose (2SB3 & 2SB6 SWMP) Grass Creek Road (2SB8, 2SB9 & 4SB4 SWMP)	 $ 391,836.00 $ 366,047.00 $ 111,330.00 $ 155,000.00 $ 547,747.00	$ 1,571,960.00
3	**Alternate Projects** Goldenrod Lane (3SB7)*** Fairview Circle (8SB1)*** Hickory Bend/Arrowood	 $ 157,878.00 $ 92,597.00 $ 593,341.00	$ 843,816.00

Summary of Costs			
Original Budget Estimate		$	2,969,344.00
Reimbursement of Hickory Bend/Arrowood	debit	$	448,150.00
Current Estimate of CIP	debit	$	1,350,689.00
General Fund Contribution	credit	$	313,836.00
Alternate Projects Identified Above	debit	$	250,475.00
Fairview Circle Project	debit	$	457,660.00
Balance Remaining		$	776,206.00

Current Cost Estimates and Budget

City of Garden Ridge
2012 CIP List

ITEM	Description		Total Costs
	Street Reconstruction		
	CONSTRUCTION TASKS	**PROJECT COST**	
1	Garden Ridge Drive	$ 1,179,100.00	$ 1,179,100.00
2	**Individual Projects**		$ 2,123,564.00
	Bluebell Drive	$ 373,369.00	
	Blazing Star Trail	$ 702,880.00 $	
	Cinchona Trail	428,429.00 $	
	Timber Rose	281,936.00 $	
	Grass Creek Road	336,950.00	
3	**Alternate Projects**		$ 125,200.00
	Gardenia Bend	$ 35,000.00 $	
	Schoenthal Road	90,200.00	

Summary of Cost			
Original Budget		$	3,427,864.00
Schoenthal Road and Gardenia Bend	debit	$	218,929.70
Current Estimate of CIP Projects	debit	$	2,378,644.00
General Fund Contribution	credit	$	313,836.00
Street Impact Fees	credit	$	169,778.00
Fairview Circle Project	debit	$	463,847.00
Remaining Budget		$	850,057.30

- Balance remaining is the result of approximately $526,000 in contingency funds from the Bond Interest being locked in at lower than predicted rate.
- Due to combining the projects into one large project the Engineering and Survey budgets were reduced by 5.5% from the construction cost estimates provided in the SWMP.
- Original cost estimates had 20% contingencies.
- Throughout the design we eliminated the need to acquire easements in most locations resulting in a cost savings.

City of Garden Ridge
2012 CIP List

Waterline Summary			
Summary of Costs			
Original Budget Estimate		$	1,951,658.00
Current Estimate of CIP		$	1,975,788.80
Balance Remaining		$	(24,130.80)

Drainage Summary			
Summary of Costs			
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Balance Remaining		$	850,057.30

Total Balance Remaining	$	1,602,132.50

All project cost include Engineering, Surveying, and 15% Contingency

Alternate Identified Projects

Fairview Circle from Schoenthal Road to Golden Rod – Completes five identified drainage deficiencies from the SWMP. Would provide milling and overlay of the roadways with Hot Mix Asphalt. Total Cost = $921,507 (see previous slides for budgeted amounts)

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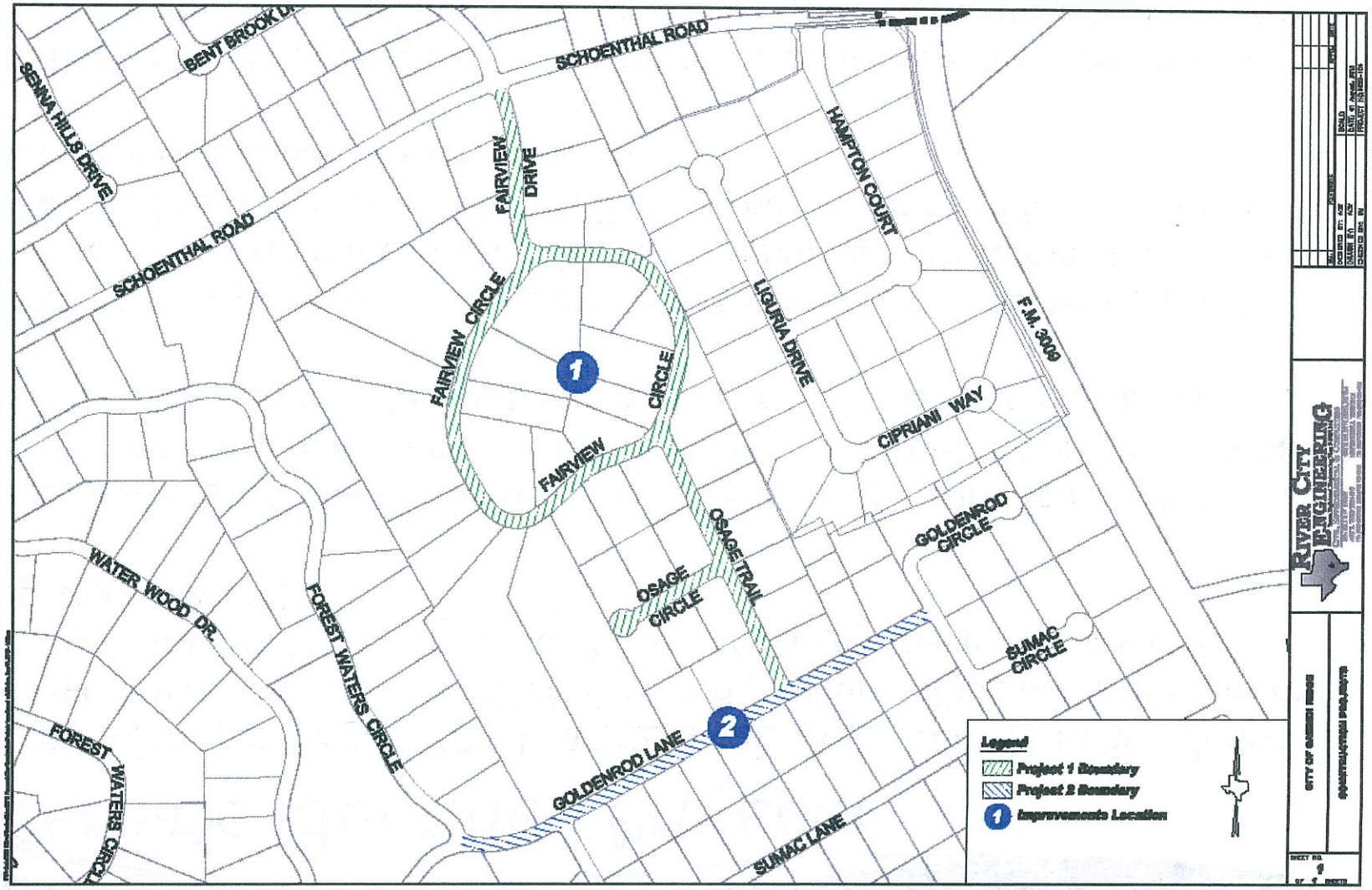

BENT BROOK DR.
SCHOENTHAL ROAD
SENNA HILLS DRIVE
SCHOENTHAL ROAD
FAIRVIEW DRIVE
HAMPTON COURT
FAIRVIEW CIRCLE
LIGURIA DRIVE
F.M. 3009
CIRCLE
CIPRIANI WAY
FAIRVIEW
OSAGE TRAIL
GOLDENROD CIRCLE
OSAGE CIRCLE
WATER WOOD DR.
FOREST WATERS CIRCLE
SUMAC CIRCLE
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GOLDENROD LANE
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1
2
Legend
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Project 2 Boundary
Improvements Location
RIVER CITY ENGINEERING

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.
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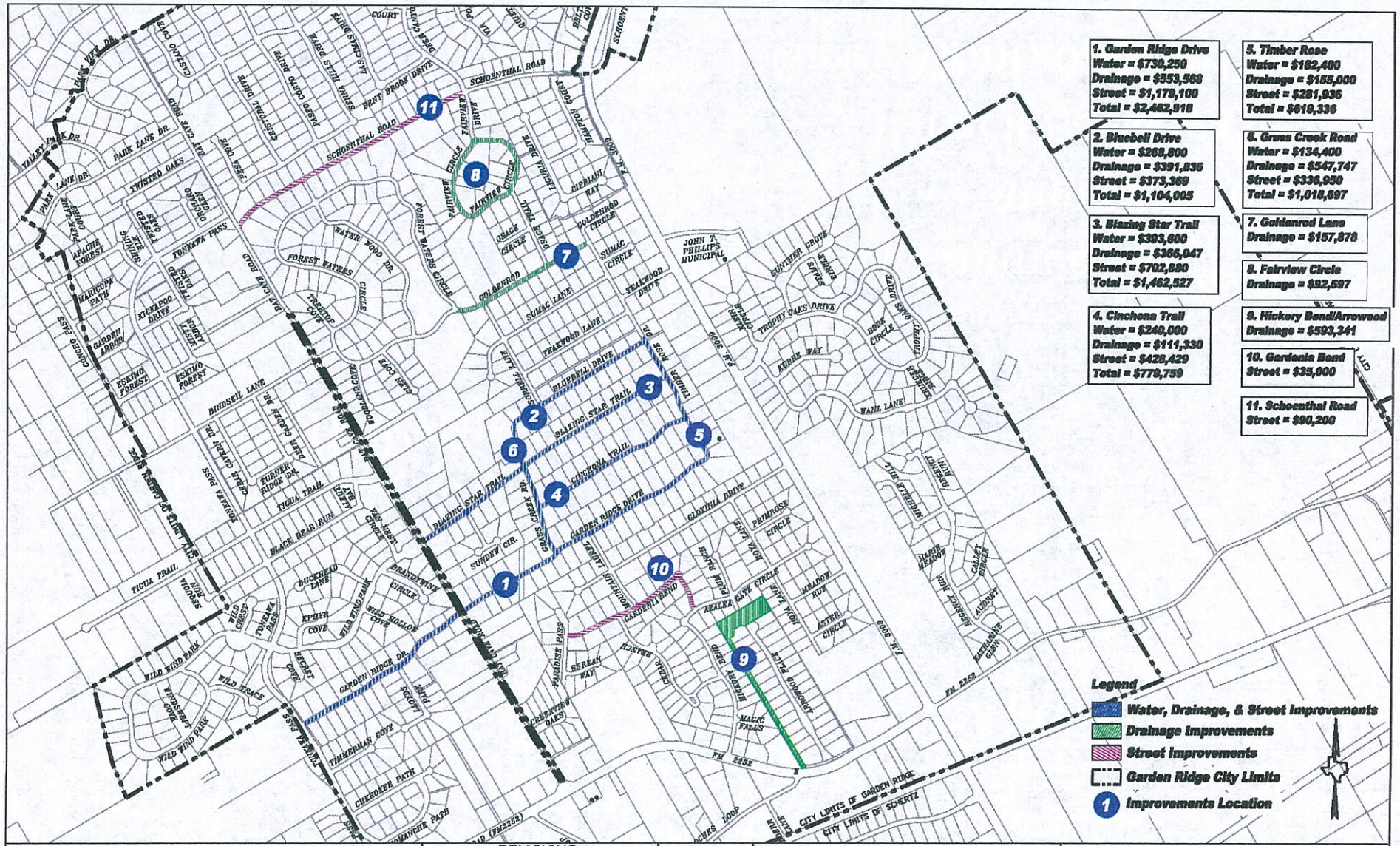

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REVISIONS			
NO.	REVISION	APPD.	DATE

DRAWING INFORMATION	
DESIGNED BY:	SCALE:
DRAWN BY: AW	DATE:
CHECKED BY:	PROJECT NO:
APPROVED BY:	PLOT DATE:
FILE NAME:	PLOT SCALE:
REMARKS:	

CITY OF GARDEN RIDGE

TOP CONSTRUCTION PROJECTS

SHEET: 1 OF 1

2013 Projects:

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Current Cost Estimates and Budget

City of Garden Ridge

2012 CIP List

Water Projects			
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	Water Utility Fund Balances Budgeted	$ (1,050,144.00)	$ (1,051,144.00)
	TOTAL ORIGINAL ESTIMATE		$ 1,951,658.00
	REVISED OPINION OF PROBABLE COST		$ 1,975,788.80
	BUDGET CORRECTION*		$ (24,130.80)

City of Garden Ridge

2012 CIP List

Drainage Projects			
ITEM	Description		Total Costs
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Current Estimate of CIP	debit	$	1,350,689.00
General Fund Contribution	credit	$	313,836.00
Alternate Projects Identified Above	debit	$	250,475.00
Fairview Circle Project	debit	$	457,660.00
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Current Cost Estimates and Budget

City of Garden Ridge
2012 CIP List

Street Reconstruction				
ITEM	Description			Total Costs
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3	**Alternate Projects**		$	125,200.00
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City of Garden Ridge
2012 CIP List

Waterline Summary			
Summary of Costs			
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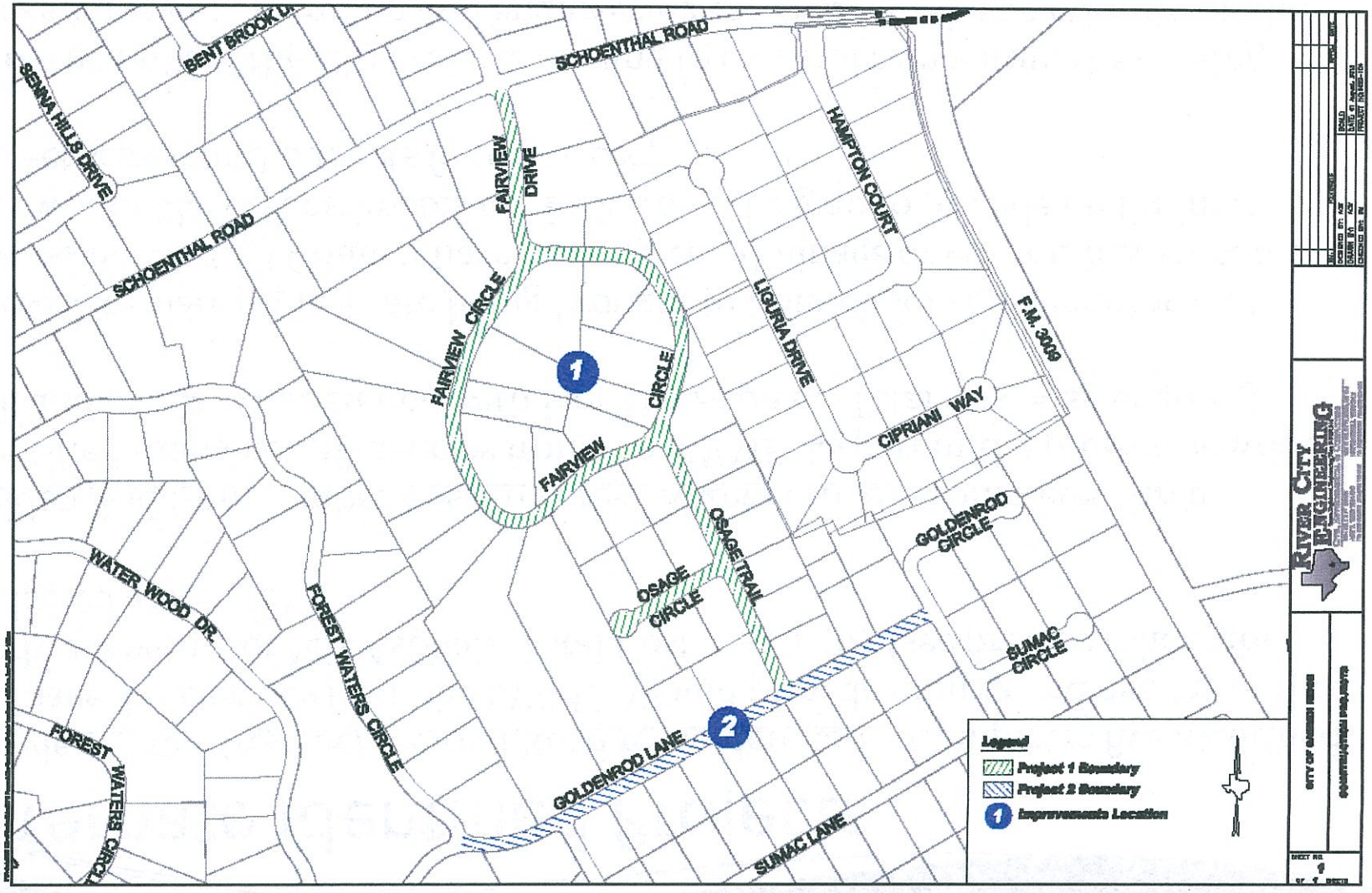

BENT BROOK DR
SENNA HILLS DRIVE
SCHOENTHAL ROAD
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FAIRVIEW DRIVE
FAIRVIEW CIRCLE
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HAMPTON COURT
LIGURIA DRIVE
F.M. 3009
CIPRIANI WAY
GOLDENROD CIRCLE
OSAGE TRAIL
OSAGE CIRCLE
SUMAC CIRCLE
WATER WOOD DR.
FOREST WATERS CIRCLE
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GOLDENROD LANE
SUMAC LANE
1
2
Legend
Project 1 Boundary
Project 2 Boundary
Improvements Location
RIVER CITY ENGINEERING

City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF CITY COUNCIL SPECIAL MEETING, AUGUST 27, 2013

Members Present:
Mayor Andrew Dalton
Mayor Pro Tem Joe Britan
Councilmember Nadine Knaus
Councilmember Bryan Lantzy
Councilmember John McCaw

Member Absent:
Councilmember Bobby Roberts

City Staff Present:
Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Donna O'Conner, Police Chief
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Dalton called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, August 27, 2013, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation - 5 minute limit per citizen

Mayor Dalton reviewed the new rules of Citizen Participation and asked if anyone wished to speak. No one wished to speak.

3. Public Hearings

The City Council will conduct a Public Hearing to receive input into the following:

a) **Proposed 2014 Fiscal Year Budgets for the City of Garden Ridge**
b) **Proposed 2013 Property Tax Rate of $0.283246 for the City of Garden Ridge**

Nancy Cain, City Administrator, provided a PowerPoint presentation (see attached) regarding the proposed 2014 Fiscal Year Budget and the 2013 Property Tax Rate.

Mayor Dalton opened the public hearings at 6:11pm and asked if anyone wished to speak regarding the proposed 2014 Fiscal Year Budget or the proposed 2013 Tax Rate.

No wished to speak, so Mayor Dalton closed the public hearings at 6:12pm.

4. **Business Items**

The City Council may discuss, consider and/or take possible action on the following items:

a) **Changes to the Proposed 2014 Fiscal Year Budgets for the City of Garden Ridge**

Nancy Cain, City Administrator, reported the only change to the proposed budget is the employee life insurance and the employee vision insurance, but the cost estimates are within the budgeted amounts.

b) **Announce the date, time and place of the second required Public Hearing scheduled for the proposed 2013 Property Tax Rate for the City of Garden Ridge (Wednesday, September 4, 2013, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas)**

Nancy Cain, City Administrator, reported the second and final public hearing regarding the proposed 2013 Property Tax Rate will be held during the Regular City Council Meeting on Wednesday, September 4, 2013 at 6:00pm.

c) **Announce date, time and place for the City Council vote on the 2013 Tax Rate (Thursday, September 12, 2013, 6:00 p.m., City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas)**

Nancy Cain, City Administrator, reported the vote adopting the proposed 2013 Property Tax Rate will be held during a Special City Council Meeting on Thursday, September 12, 2013 at 6:00pm.

d) Award of the City of Garden Ridge employee vision insurance benefit and authorize the City Administrator to execute contract with said provider for said insurance benefit

Nancy Cain, City Administrator, reported Bob Feike the City's Insurance Agent of Record sent out rate proposals request and had seven submissions. She stated she reviewed the seven plans, coverage networks and proposed rates. She recommended the City of Garden Ridge remain with Avesis for employee vision insurance, and recommended an upgrade to the Avesis Alternate Plan at a rate of $5.02 which is a $0.07 increase from the current plan. The City Council discussed the plans, asked questions about the proposed rates and coverage networks and the other submissions.

Motion: A motion was made by Councilmember Britan, and seconded by Councilmember McCaw, to award of the City of Garden Ridge employee vision insurance benefit to Avesis for the Avesis Alternate Plan at an individual rate of $5.02 per month per employee and to authorize

the City Administrator to execute contract with said provider for said insurance benefit. The City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

e) Award of the City of Garden Ridge employee life insurance benefit and authorize the City Administrator to execute contract with said provider for said insurance benefit

Nancy Cain, City Administrator, reported Bob Feike the City's Insurance Agent of Record sent out rate proposals for the Life insurance and received four submissions. She stated that she reviewed the four plans received, and even though Karnes City Life was the lowest rate, they will not cover Police Officers. She recommended the City of Garden Ridge change from Standard Life to MetLife for employee life insurance. Met Life's proposed rate of $6.025 per month per employee was the next lowest bid received and applied to all employees.

Motion: a motion was made by Councilmember Britan, and seconded by Councilmember McCaw, to award of the City of Garden Ridge employee life insurance benefit to MetLife and to authorize the City Administrator to execute a contract with MetLife for said insurance benefit at the rates proposed. The City Council voted four (4) for, none (0) opposed. The motion carried unanimously.

5. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 2.

6. Adjournment

There being no further business, the Tuesday, August 27, 2013 Garden Ridge City Council regular meeting was adjourned at 6:20pm by Mayor Dalton.

_____
Andrew Dalton
Mayor

ATTEST

_____
Shelley Goodwin, TRMC
City Secretary

SIGN IN TO SPEAK AT THE AUGUST 27, 2013
CITY COUNCIL SPECIAL MEETING

6:00 p.m.

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CITY OF GARDEN RIDGE

2014 BUDGET

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $40,054.00 (3.879%), AND OF THAT AMOUNT $40,811.93 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE ROLL THIS YEAR.

General Fund
Budget FY 2014
1.75%

Projected Fund (Reserve) Balance 10/01/13:	$1,327,948
Budgeted Revenue:	$2,245,249
Available Funds:	$3,573,197
Budgeted Expenditures:	
Administration	($ 646,674)
Library	($ 29,523)
Community Center	($ 43,615)
Municipal Court	($ 65,785)
Police	($1,026,583)
Public Facilities	($ 291,325)
Total Expenditures:	($2,103,505)
Projected Total Available Funds (Reserves) Balance at 9/30/14:	$ 1,469,692

FY 2014 Budget Carryover to Reserves = $141,744

(Fund consists of Operating Account, Money Market Account and Investment Account)

- Potential Unbudgeted Capital Expense = $ 110,902

(We have identified several potential Capital Expenditures that may be pursued during FY 2014, but which have not been included in the proposed FY 2014 Budget, as these projects /equipment have not yet been deemed ready for funding. The potential capital expense items for FY 2014 are attached. Any expenditure on these projects/equipment would need to be approved by City Council prior to being made and funded through available reserves during the fiscal year. If any of the projects/equipment proceed, they will be addressed through the budget amendment process. At this time, no other unbudgeted capital needs have been identified.)

Water Fund
Budget FY 2014
1.75%

Projected Fund (Reserve) Balance at 10/01/13:	$4,270,560
Budgeted FY 2014 Revenue:	$1,348,360
Available Funds:	$5,618,920
Budgeted FY 2014 Expenditures:	($1,073,130)
Subtotal Available Funds:	$4,545,790
Transfer from Water Impact Fees Account to Capital Projects Fund for Waterline Replacement Projects:	($ 900,514)
Transfer from Water Fund Reserves to Capital Projects Fund for Waterline Replacement Projects:	($1,051,143)
Non-cash Transfer/Expenditure Depreciation	($ 300,369)
Subtotal of Funds (Reserves) Transferred Out:	($2,252,026)

Projected Total Available Funds (Reserves) at 9/30/14: $2,293,764

FY 2014 Budget Carryover to Reserves = $275,230

(Fund consist of Water Operating Account, Water Investment Account, Water Impact Fee Account, Water Surcharge Account and Water Rights/Infrastructure Account)

- Potential Unbudgeted Capital Expense = $144,000

(We have identified several potential Capital Expenditures that may be pursued during FY 2014, but which have not been included in the proposed FY 2014 Budget, as these projects /equipment have not yet been deemed ready for funding. The potential capital expense items for FY 2014 are attached. Any expenditure on these projects/equipment would need to be approved by City Council prior to being made and funded through available reserves during the fiscal year. If any of the projects/equipment proceed, they will be addressed through the budget amendment process. At this time, no other unbudgeted capital needs have been identified.)

Interest & Sinking Fund
Budget FY 2014

Projected Fund Balance at 10/01/13:	$ 138,365
Budgeted Revenue:	$ 934,818
Available Funds:	$1,073,183
Budgeted Expenditures:	$ 934,022
Subtotal Available Funds:	$ 139,161
Projected Total Available Funds at 9/30/14:	$ 139,161

(Fund consists of Interest & Sinking Accounts for 2005, 2009 and 2009 Refinance, 2012 Refinance and 2012 Series)

Capital Improvement Fund
Combined City and Water Projects
Budget FY 2014

Projected Fund Balance 10/01/13:	$ 441,969
Revenue	$7,380,065
Available Funds:	$7,792,034
Expenditures	$7,341,217
Projected Total Available Funds at 9/30/14:	$ 450,817

(Fund consists of Municipal Complex, Street Impact Fee and 2009 Water Improvements Accounts, 2012 CIP Projects Account.)

2013 TAX RATE

2013 CERTIFIED TAXABLE VALUE IS $577,483,034

PROPOSED 2013 TAX RATE: $.283246

$.185746 (M&O RATE) + $.097500 (I&S RATE)

PROPOSED TAX RATE WILL INCREASE TOTAL TAX REVENUE FROM PROPERTY IN PRECEEDING TAX YEAR BY 3.879% OR $40,054

FROM THE 2012 TAX RATE THE 2013 M&O RATE INCREASES $.003088
AND
THE 2013 I&S RATE DECREASES $.003088

INCREASE FROM 2012 TAX RATE TO PROPOSED 2013 TAX RATE = $.0

RESIDENTIAL HOMESTEAD
2013 AVERAGE HOME TAXABLE VALUE = $375,752
2012 AVERAGE HOME TAXABLE VALUE = $368,148
INCREASE OF $7,604

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF CITY COUNCIL SPECIAL JOINT CITY COUNCIL AND WATER COMMISSION MEETING, AUGUST 27, 2013

Members Present:
Mayor Andrew Dalton
Mayor Pro Tem Joe Britan
Councilmember Nadine Knaus
Councilmember Bryan Lantzy
Councilmember John McCaw
Councilmember Bobby Roberts
Water Commission Chairman James Bower
Water Commissioner David Heier
Water Commissioner Richard Holloway
Water Commissioner Patricia Ramirez
Water Commissioner Jim Kohl

Member Absent:
Water Commissioner Raymond Pitzen

City Staff Present:
Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Steven Steinmetz, Assistant Public Works Director
Donna O'Conner, Police Chief
Robert Marin, Administrative Assistant
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members and City Water Commissioners present, Mayor Dalton called the special joint meeting of the Garden Ridge City Council and Water Commission to order at 6:30 p.m. on Tuesday, August 27, 2013, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation - 5 minute limit per citizen

Mayor Dalton reviewed the new rules of Citizen Participation and asked if anyone wished to speak. No one wished to speak.

3. <u>Business Items</u>

The City Council and City Water Commission may discuss, consider and/or take possible action on the following items:

a) Analysis of the Garden Ridge water system and water usage

Councilmember Nadine Knaus and Robert Balch provided an analysis of the City of Garden Ridge water system and water usage (see attached PowerPoint).

The City Council and Water Commission discussed the need for a new rate structure, water management, additional water sources, and educating citizens regarding water usage.

b) River City Engineering water system flow study

Garry Montgomery, River City Engineer, provided a PowerPoint regarding the City of Garden Ridge water system flow study (see attached PowerPoint).

c) Possible amendment/s to Ordinance 61-102012 establishing the drought management plan for the City of Garden Ridge; providing definitions, establishing trigger points for Stages 1 through 5, restricting the use of water upon implementation of specific stages of said plan; establishing water surcharge rates for Stages 3 through 5 of said plan; providing a variance procedure; providing a penalty clause; providing for severability and providing an effective date

Royce Goddard, Public Works Director, provided a water usage chart by year, Edwards Aquifer daily withdrawals spreadsheet, and FM 3009 Well drawdown and static level comparison chart.

Nancy Cain, City Administrator, review the current and proposed Stage 3 amendments to Ordinance 61-102012, which clarified how watering every other week under Stage 3 was to be implemented by individual addresses for residents. The proposed amendment was limited to the water schedules to be utilized in Stage 3. She also provided the Water Commission and City Council proposed Stage 3 Watering Schedules.

The City Council and the Water Commission discussed the proposed Stage 3 Watering Schedule, effects of sprinkler systems, variances and additional sources of water.

The City Water Commission by consensus recommended City Council amend Ordinance 61 with changes to Stage 3.

Motion: A motion was made by Councilmember Knaus, and seconded by Councilmember Britan, to approve the proposed amendments to Ordinance 61-102012. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

4. <u>Minutes</u>

The City Water Commission may discuss, consider and/or take possible action on the following items:

a) July 23, 2013 Regular Water Commission Minutes

Motion: A motion made by Commissioner Ramirez, and seconded by Commissioner Holloway, to approve the July 23, 2013 Regular Water Commission Minutes. The Water Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

5. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 2.

No one wished to speak.

6. Adjournment

There being no further business, the Tuesday, August 27, 2013 Garden Ridge City Council and Water Commission special joint meeting was adjourned at 8:47pm by Mayor Dalton.

_____
Andrew Dalton
Mayor

ATTEST

_____
Shelley Goodwin, TRMC
City Secretary

_____
James Bower
Water Commission Chairman

ATTEST

_____
Robert S. Marin
Administrative Assistant

SIGN IN TO SPEAK AT THE AUGUST 27, 2013
CITY COUNCIL AND WATER COMMISSION JOINT SPECIAL MEETING

6:30 p.m.

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

a. Direct your comments to the entire Council, not to an individual member nor to the audience.
b. Show the City Council the same respect and courtesy that you expect to be shown to you.
c. Limit remarks to three (3) minutes.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

	NAME	ADDRESS	SUBJECT
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

A REPORT TO THE WATER COMMISSION

An Analysis of Customer Usage Characteristics, Demand and Supply for the City of Garden Ridge Water

Prepared by:
Robert Balch and Nadine Knaus

August, 2013

House Rules – Questions

- This presentation contains over 100 slides and by itself will take approximately 1½ hours
- The City Council has just finished a session on the budget
- We'd all like to get through this before midnight
- Therefore, I ask that we hold all questions until the end of the presentation or for a follow-up meeting
- Many of your questions to the earlier slides will be answered further on in the presentation
- If you don't get your questions answered, write them down – Send us or Jim an e-mail, or catch us later

How this Project Started

- Nadine and Robert have talked water with Jim for years
- One day Jim mentioned that he wished he had the type of data needed to see how much of the customer data in the 2009 Master Plan was still relevant and what areas needed to be updated
- We mentioned that the City has most of the raw data for that analysis – just need to get it into a meaningful format
- It was agreed that Nadine and Robert were better suited for that task
- The parties met with the City Administrator and the Public Works director on March 28, 2013 to establish some parameters and to allow City staff to provide certain information
- This report was intended as an information gathering project to supply the Water Commission with some data they should have
- However, during our study, we uncovered some operational and some City governance issues that we feel need to be shared with the City staff, the Mayor and the Council

Acknowledgements

- We need to commend Nancy Cain, Royce Goddard, Jan Harborth for their support throughout this study
- Throughout this process we have gained an even greater appreciation of the knowledge and professionalism of both Nancy and Royce
  - We can't remember how many hours we discussed our intermediate findings with Nancy order to gain a historical perspective – Her knowledge of City governance and the legal parameters regarding these matters is quite extensive
  - The more we learned about the system, the more we had questions – Royce spent several hours on numerous days explaining the intricacies of the system – And the more we dug, the more impressed we became with Royce's knowledge and understanding of our system's capabilities and weakness – He has done an unbelievable job in managing our water supplies and in maintaining and improving the system's capabilities and reliability

Purpose

- Provide information regarding our current water usage and needs
- Compare actual system growth over the past 5 years to that estimated in the 2009 study and make projections of future growth as needed
- Review the difference between pumpage and billings
- Provide use by customer by season information to allow the Commission to evaluate future water needs, including the amount of water developers are required to bring
- Highlight any areas of the 2009 Study that seem to be 'out-of-date' with regards to the items above
- To provide information to the Commission so they can respond to some of the "words on the street" about water

Word on the Street

1. As a Developer, I shouldn't have to bring in so much water, the houses in my development won't use that much
2. Swimming pools use too much water
3. We have only been using about half of our total Edwards Allocation – we don't need to spend money on new supplies at this time
4. We can just pump more Trinity water
5. We should be able to water as much as we want
6. We should be able to water when we want
7. Because we require people to water at set times, we don't pump as much from the Trinity as we could if the usage was more evenly distributed throughout the day
8. We can change our rate structure to charge higher users more and remove the drought watering restrictions

Quick Overview – Water Use

- Garden Ridge has approximately 1500 water connections
- An average household uses approximately 8,000 gallons of water per month inside their homes
- Work the numbers and we see the City needs about 400,000 gallons of potable water per day
- Garden Ridge used over 2,100,000 gallons per day on at least two days in August 2013
- About 70% of the water used this summer was used to water grass

Quick Overview – Water Supply

- The Trinity well can produce between 1,100,000 and 1,200,000 gallons per day – nearly 3 times our requirement for potable water
- Even during stage 3, the City's Edwards water rights equate to an additional 290,000 gallons per day
- Combining the Trinity pumpage with Stage 3 Edwards rights means Garden Ridge can supply about 3.5 times its average daily requirement for potable water
- The only reason we need additional supplies is to water our lawns

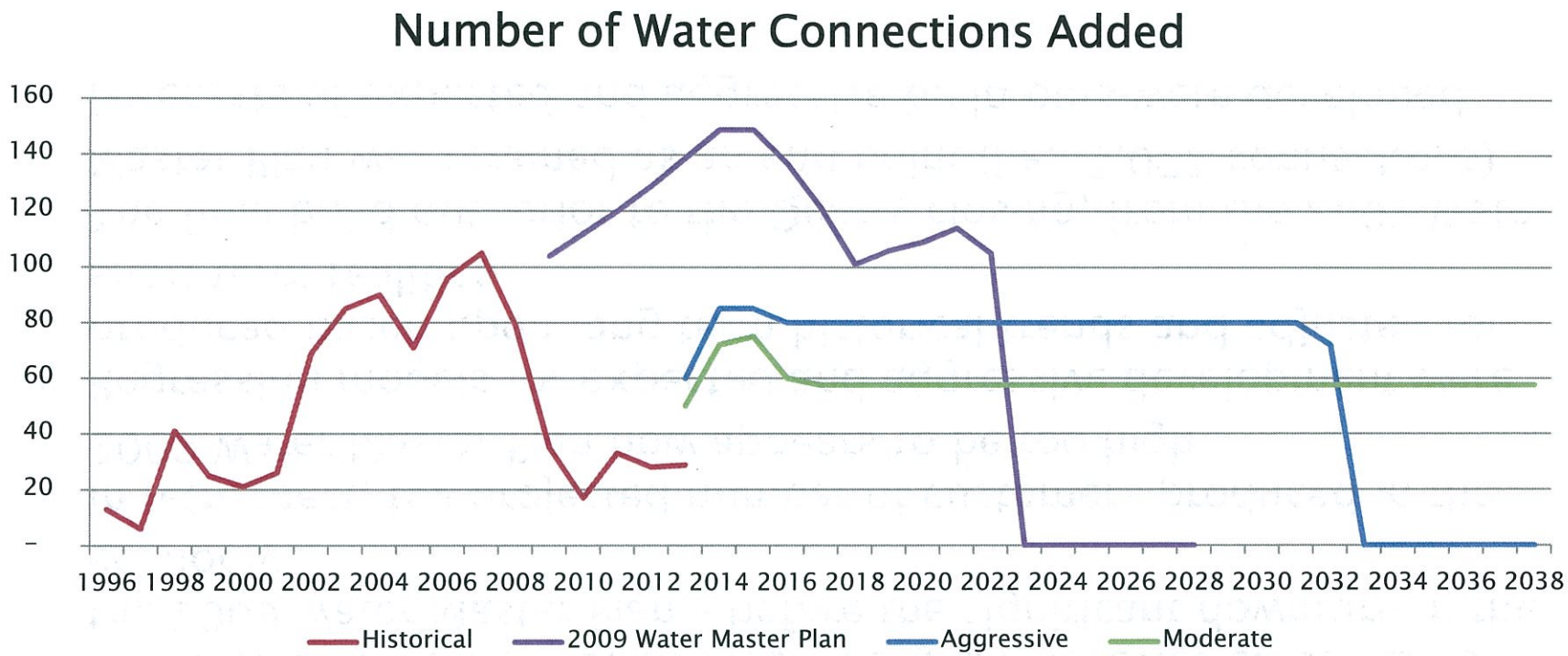
General Information and Assumptions

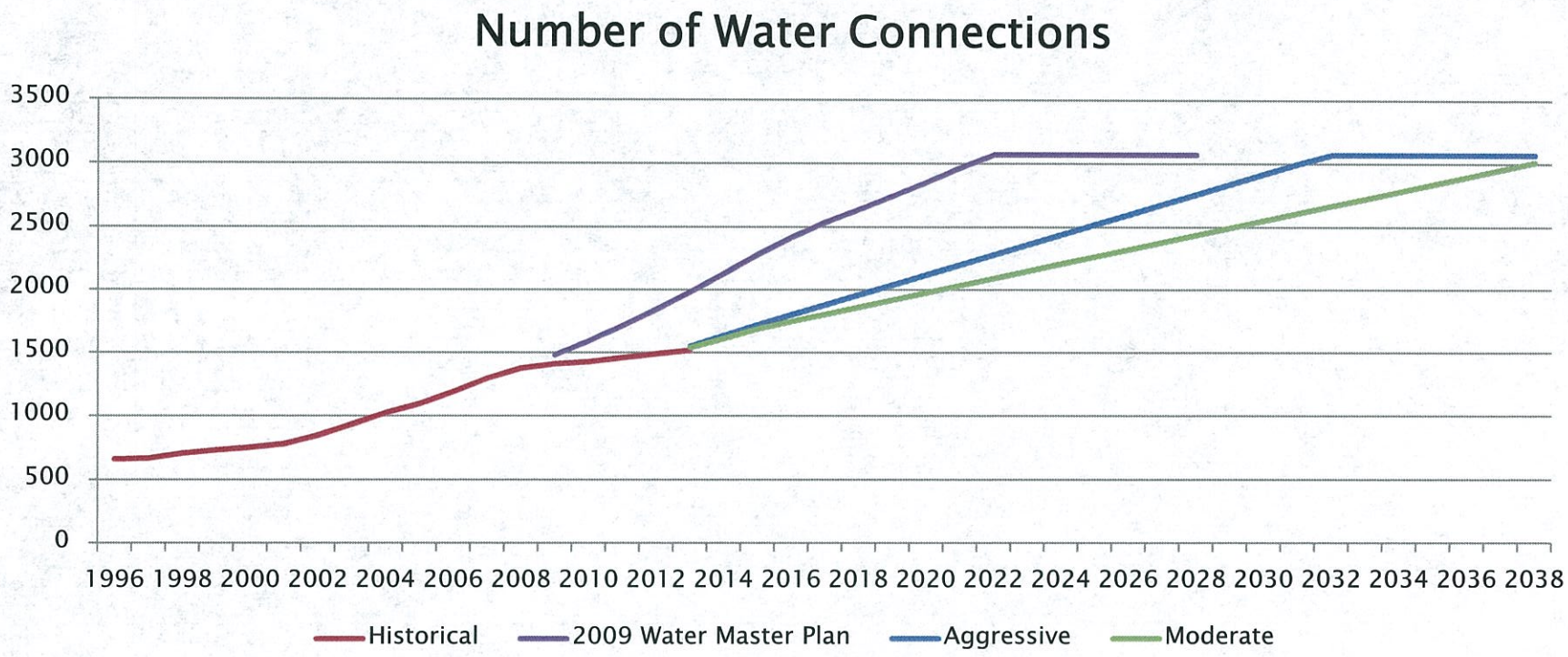
- According to the 2010 Census, Garden Ridge had
  - Population of 3,259
  - Households of 1,279
  - Persons per Household of 2.55
- While Garden Ridge does have some non-residential connections, the vast majority of the system is residential
- Edwards Aquifer Authority rules govern the amount Garden Ridge can pump from the Edwards during the various drought stages
- Per Edwards Aquifer Authority
  - Civil penalties for over-pumpage of between $100 and $10,000 per occurrence
  - Each day of over-pumpage is an occurrence
  - Quantity allocated based upon a yearly volume
- Average annual rainfall per weather bureau is 36.5 inches per year

Number of Customers

Approach and Observations

- The projected number of connections was last reviewed as part of the 2009 Water Master Plan – before the significant downturn in the economy
- In retrospect, the projected number of customers produced in the 2009 Water Master Plan now appears to be too high
- Regression models for expected and aggressive development were produced based upon long term historical trends and adjusted for short term realities
- The final build out, prior to the Quarry closing, from the 2009 Water Master Plan was retained as an end point (i.e.. 3,071 connections)
- Forecasts of expected and aggressive build outs were developed


Number of Water Connections Added
160
140
120
100
80
60
40
20
-
1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024 2026 2028 2030 2032 2034 2036 2038
Historical
2009 Water Master Plan
Aggressive
Moderate


Number of Water Connections
3500
3000
2500
2000
1500
1000
500
0
1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024 2026 2028 2030 2032 2034 2036 2038
Historical
2009 Water Master Plan
Aggressive
Moderate

Water Usage
Indoor vs. Outdoor

Estimated Monthly Indoor Water Use

	Efficient	Inefficient
Per Person		
Shower	760	2,129
Toilet Flushing	298	1,490
Brushing Teeth	46	183
Drinking	61	61
Shaving	8	76
Washing Hands	465	465
Other Personal Washing	365	365
Total	1,994	4,760
Per Household		
Washing Clothes	913	1,460
Dishwashing with Pre Wash	785	1,065
Preparing Meals	913	913
Total	2,611	3,438
Total for 2.55 Person Household	7,696	15,576

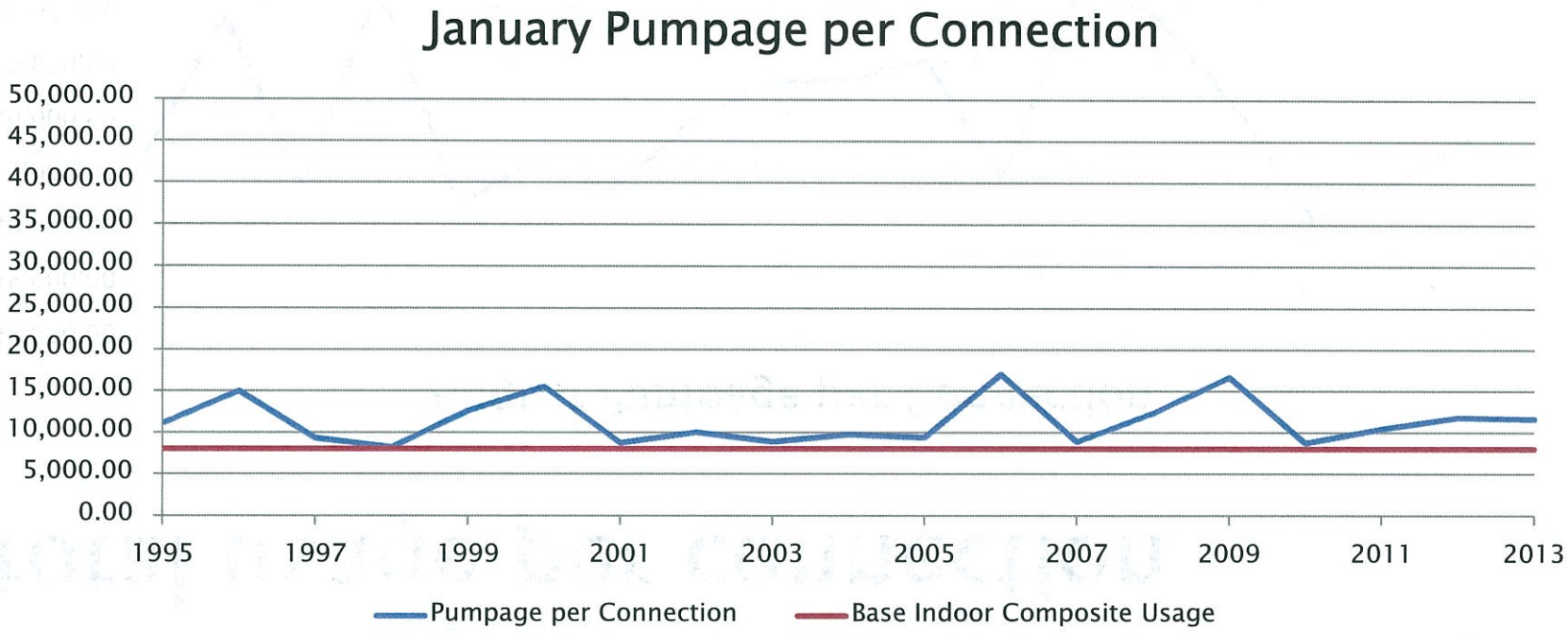
Sources: EPA, USGS, Franklin Institute

Estimated Monthly Outdoor Water Use – Lawn Care

	Medium Yard (0.4 acre)	Large Yard (0.7 acre)
	Gallons per Month (watering 4 times)	
St Augustine or Zoysia Grass Summer Months		
Full sun (3/4 inch per week)	32,585	57,024
Partial shade (1/2 inch per week)	21,723	38,016
Bermuda or Buffalo Grass – Full sun	21,723	38,016
	Gallons per Month (watering 5 times)	
St Augustine or Zoysia Grass Summer Months		
Full sun (3/4 inch per week)	40,731	71,280
Partial shade (1/2 inch per week)	27,154	47,520
Bermuda or Buffalo Grass – Full sun	27,154	47,520

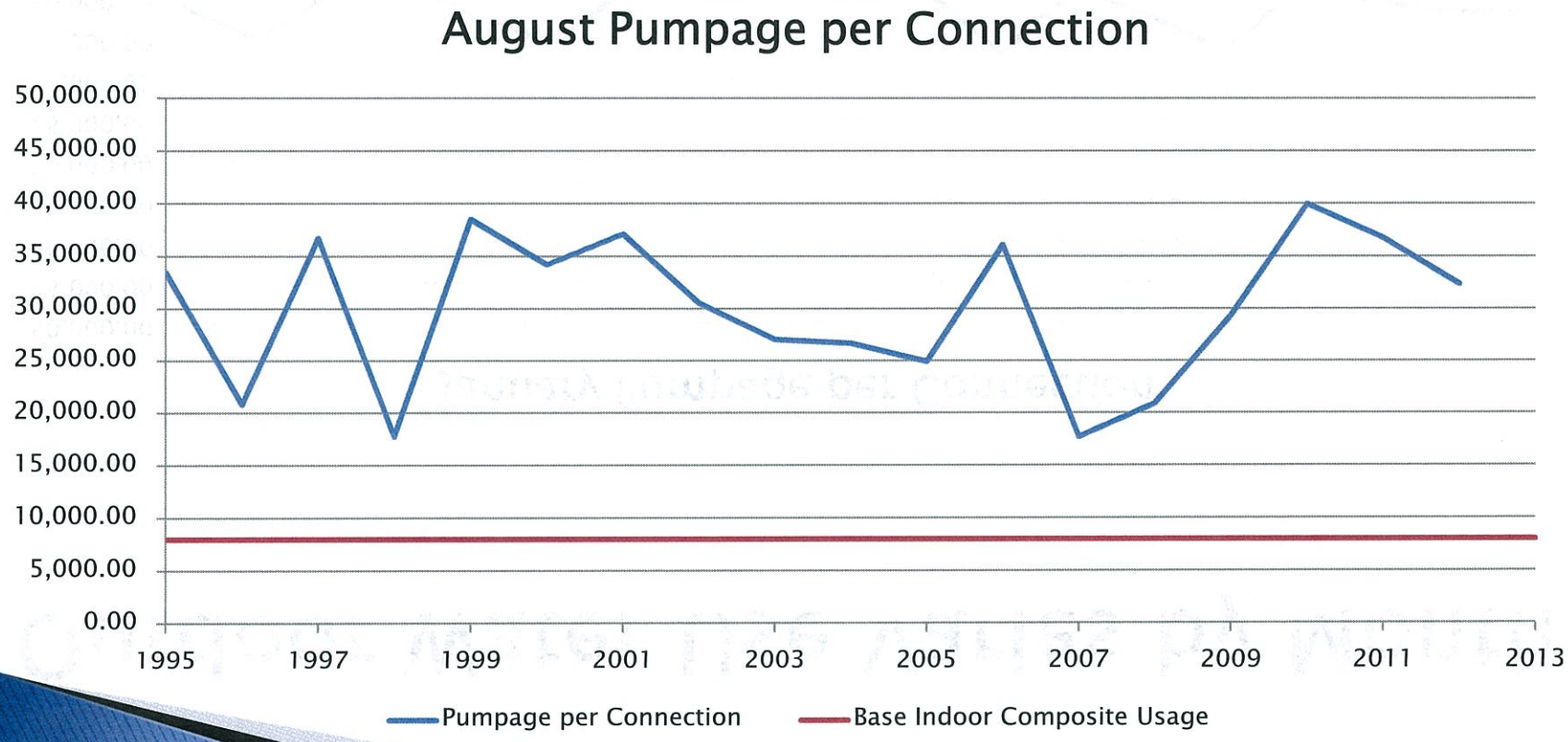
Source: SAWS

Outdoor Water Use Varies by Month

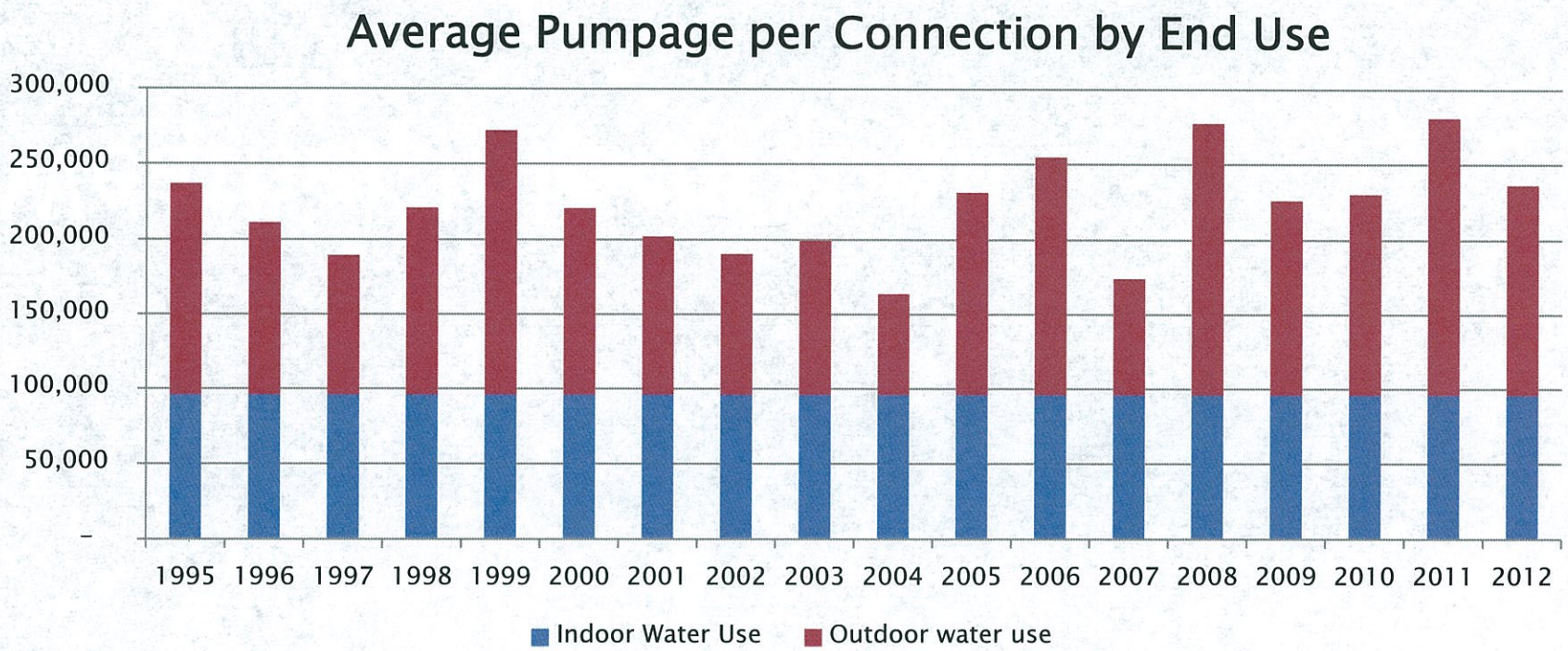


Note very low outdoor use

During a summer month, outdoor use can equate to up to 80% of the total usage per connection

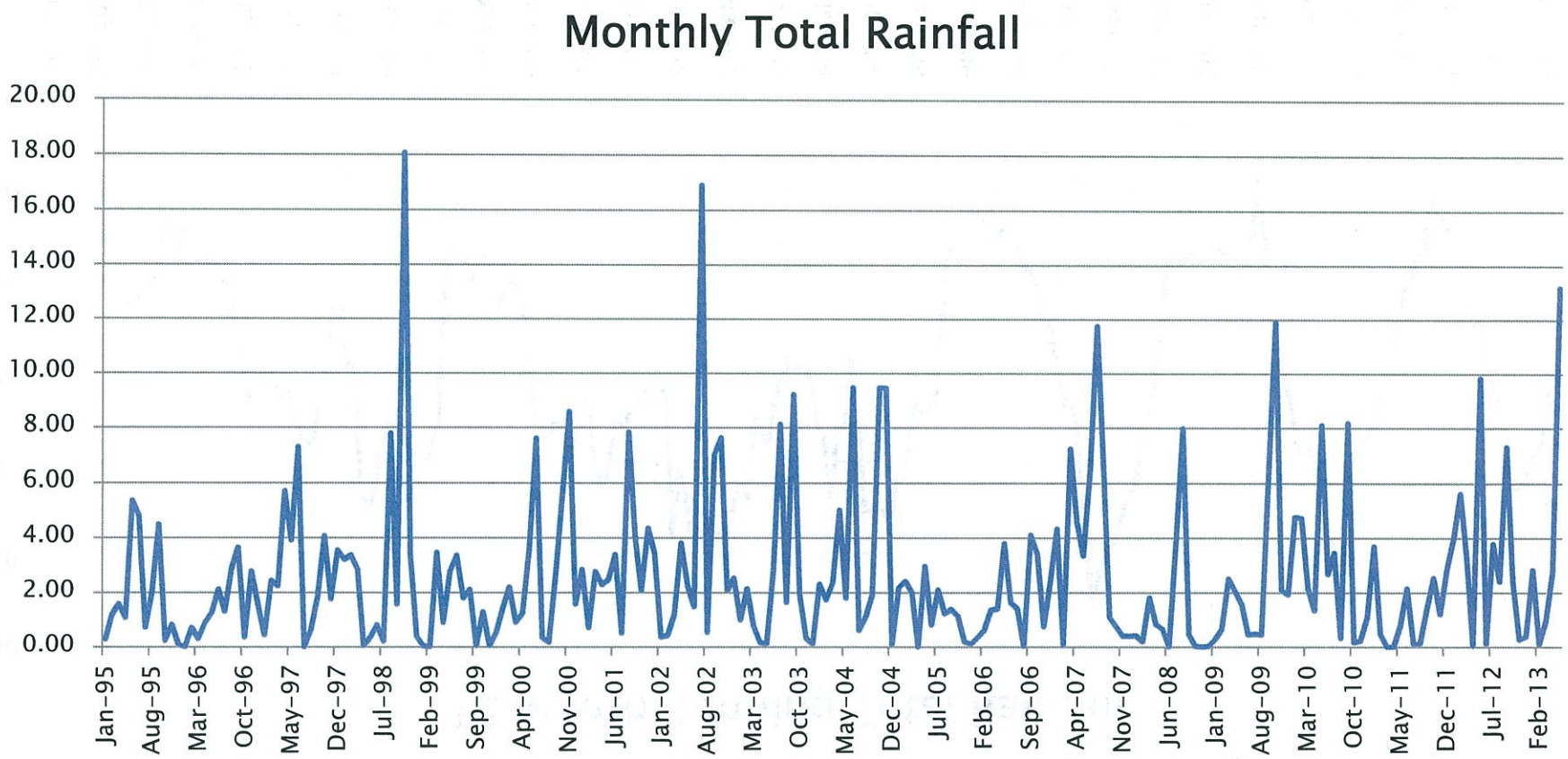


Outdoor water use comprises 41% to 66 % of the total annual usage per connection

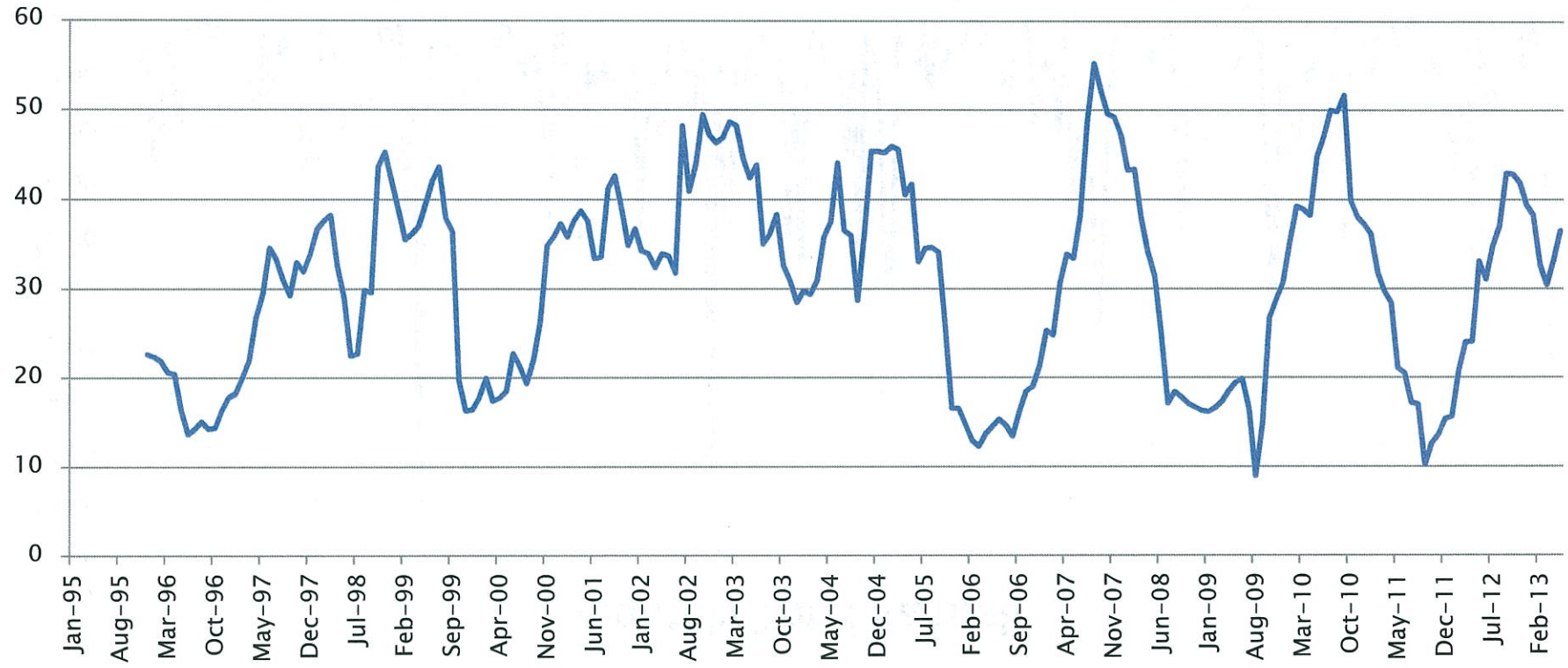


Assumes approximately 8,000 gallons per household per month of indoor water use

Weather Information


Monthly Total Rainfall
20.00
18.00
16.00
14.00
12.00
10.00
8.00
6.00
4.00
2.00
0.00
Jan-95
Aug-95
Mar-96
Oct-96
May-97
Dec-97
Jul-98
Feb-99
Sep-99
Apr-00
Nov-00
Jun-01
Jan-02
Aug-02
Mar-03
Oct-03
May-04
Dec-04
Jul-05
Feb-06
Sep-06
Apr-07
Nov-07
Jun-08
Jan-09
Aug-09
Mar-10
Oct-10
May-11
Dec-11
Jul-12
Feb-13

12 Month Running Total Rainfall

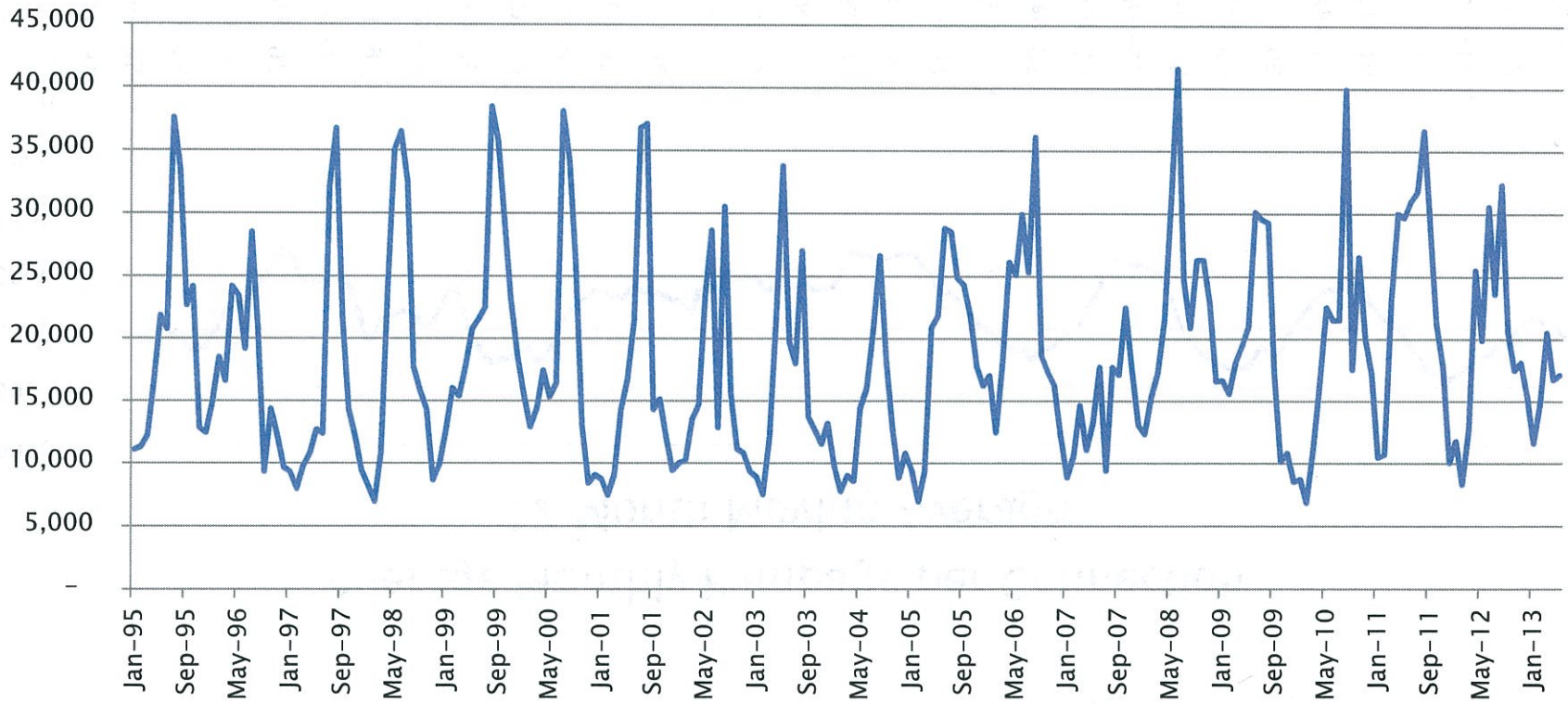


Observations

- Recent history indicates longer periods of more or less rainfall than historically experienced
- Recent weather studies indicate that weather extremes are expected to be the norm – thus the future may look more like the more recent past than the long term past

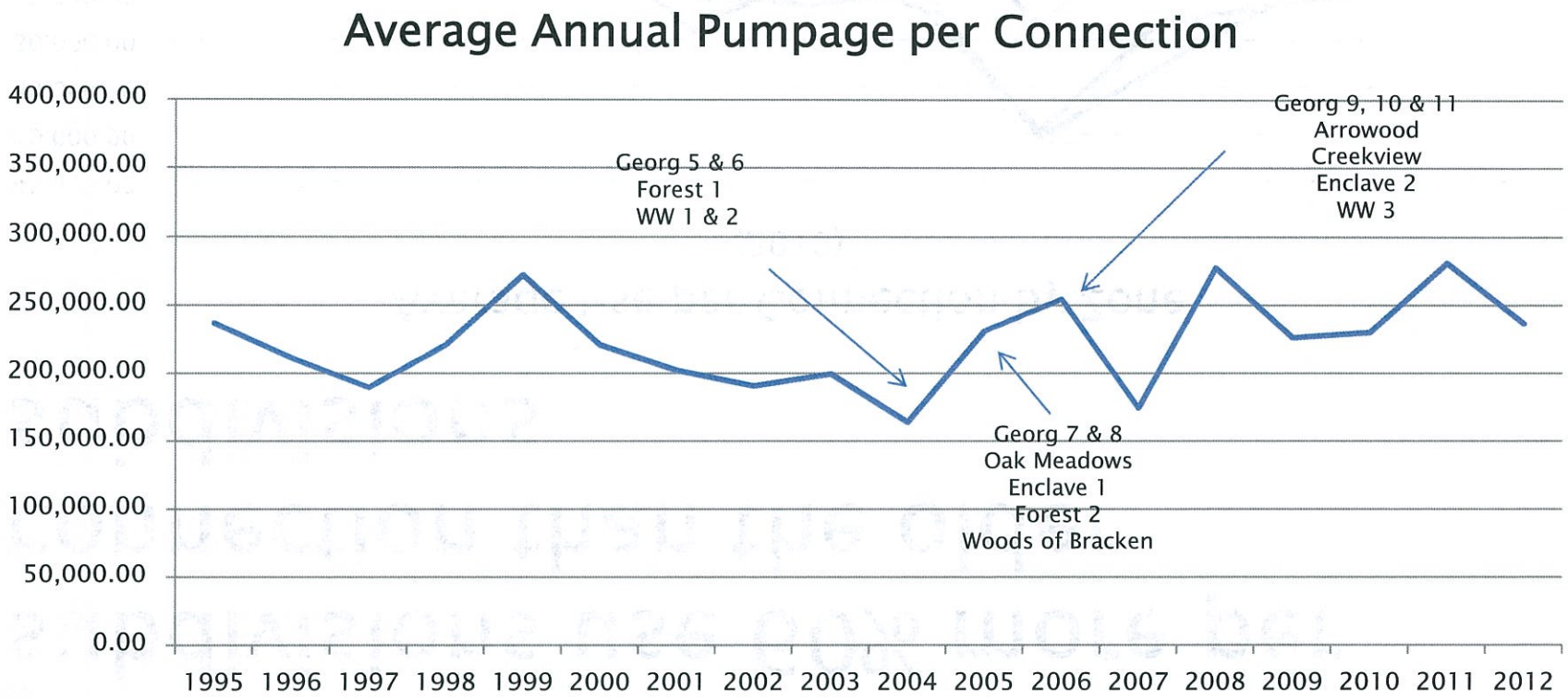
Pumpage by Connection

Average Monthly Pumpage per Connection

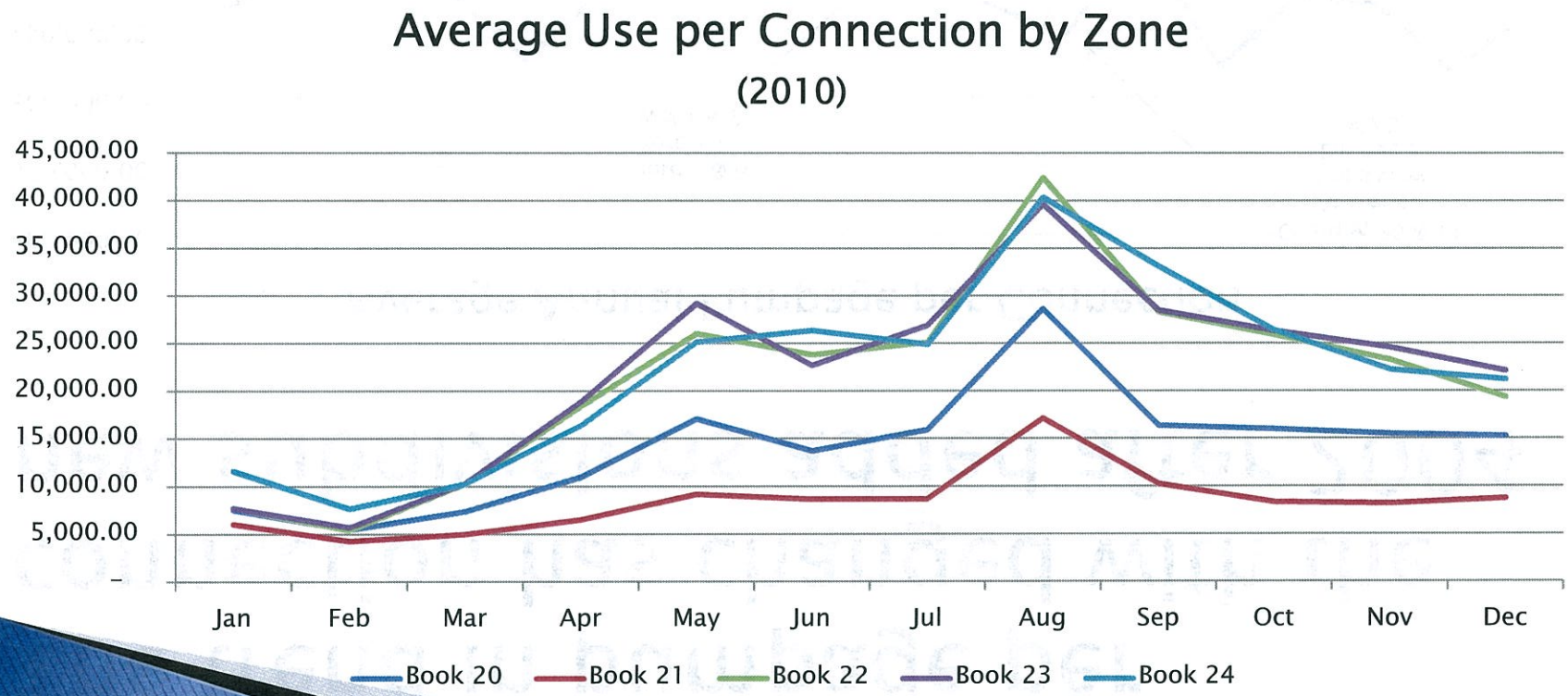


Average Monthly Pumpage per Connection
12 Month Moving Average

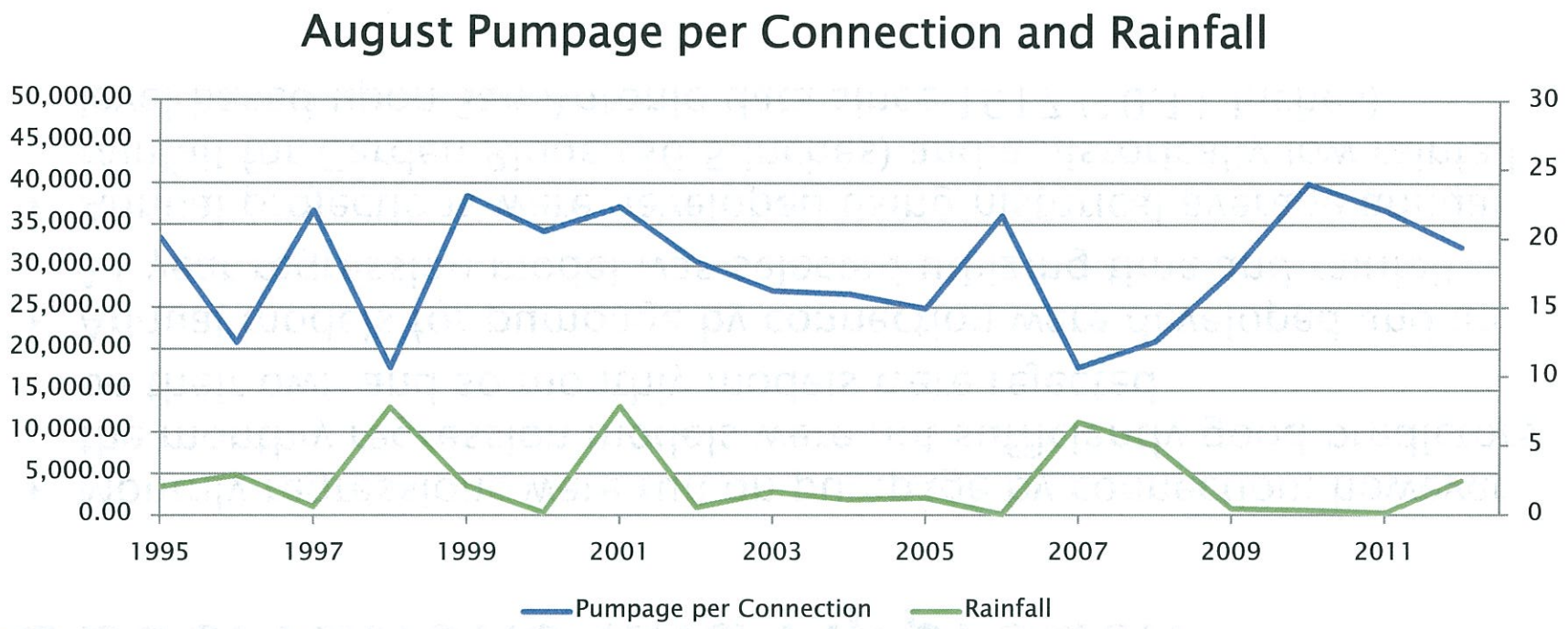
The trend in pumpage per connection has changed with the new subdivisions added after 2004



In summer months, the new subdivisions use 60% more per connection than the older subdivisions



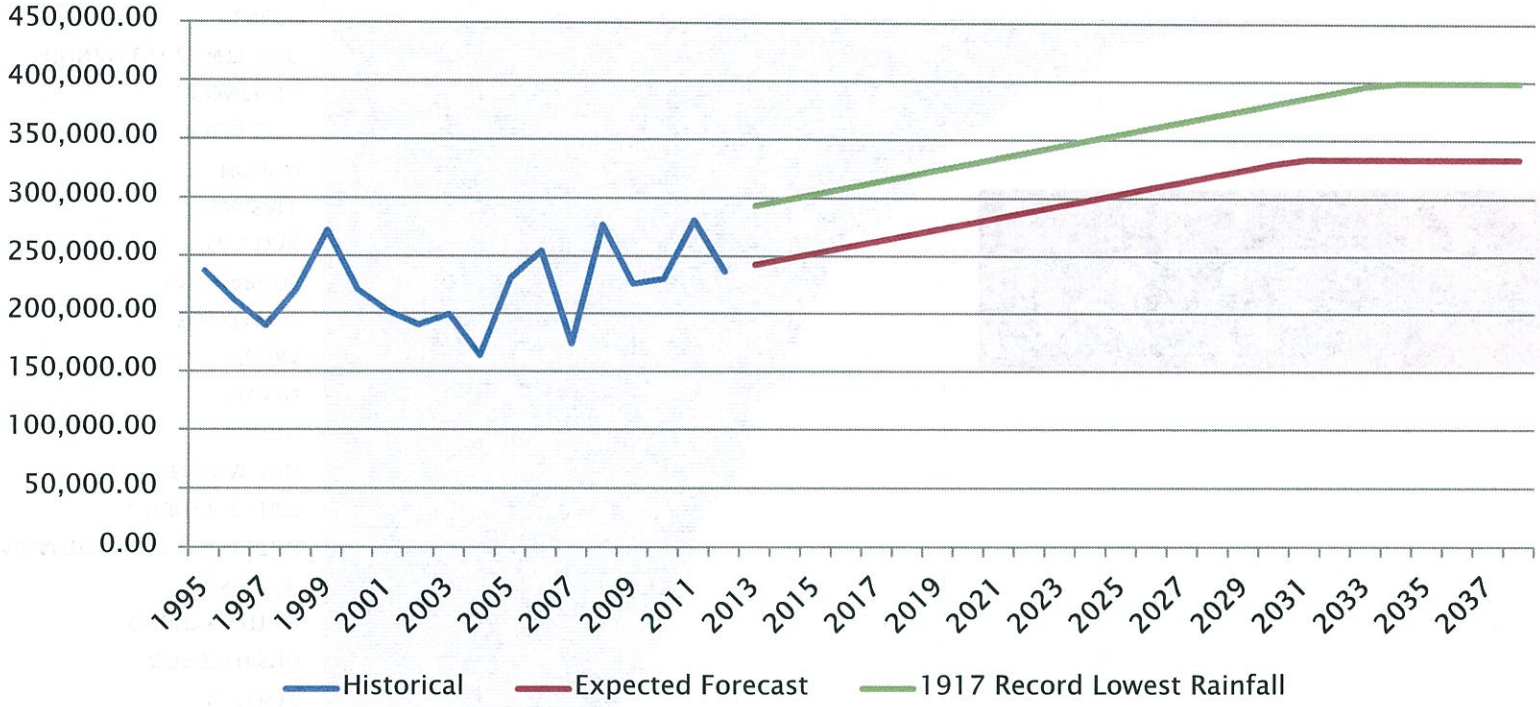
Every month, except January, shows a high correlation between rainfall and pumpage per connection



Observations and Approach

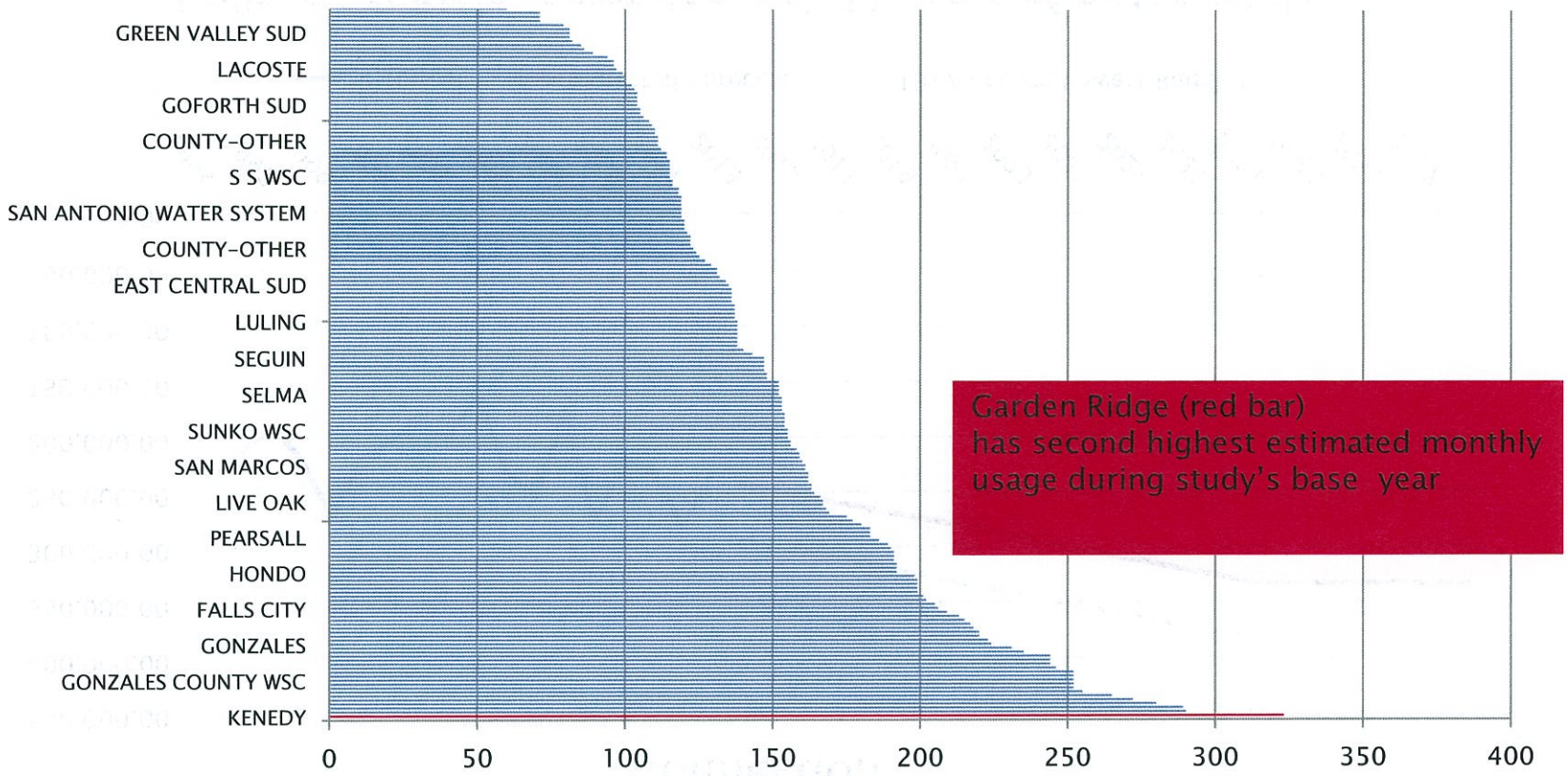
- Monthly regressions were run on pumpage by connection; however, the monthly regression models were not sufficiently good predictors on their own and so monthly models were rejected
- Annual models for pumpage by connection were developed and an 11 year regression model was selected utilizing time and rainfall
- Annual projections were developed using historical average annual rainfall for Garden Ridge (36.5 inches) and a historically low rainfall level based upon San Antonio data since 1917 (10.11 inches)

Historical and Forecast Annual Pumpage by Connection



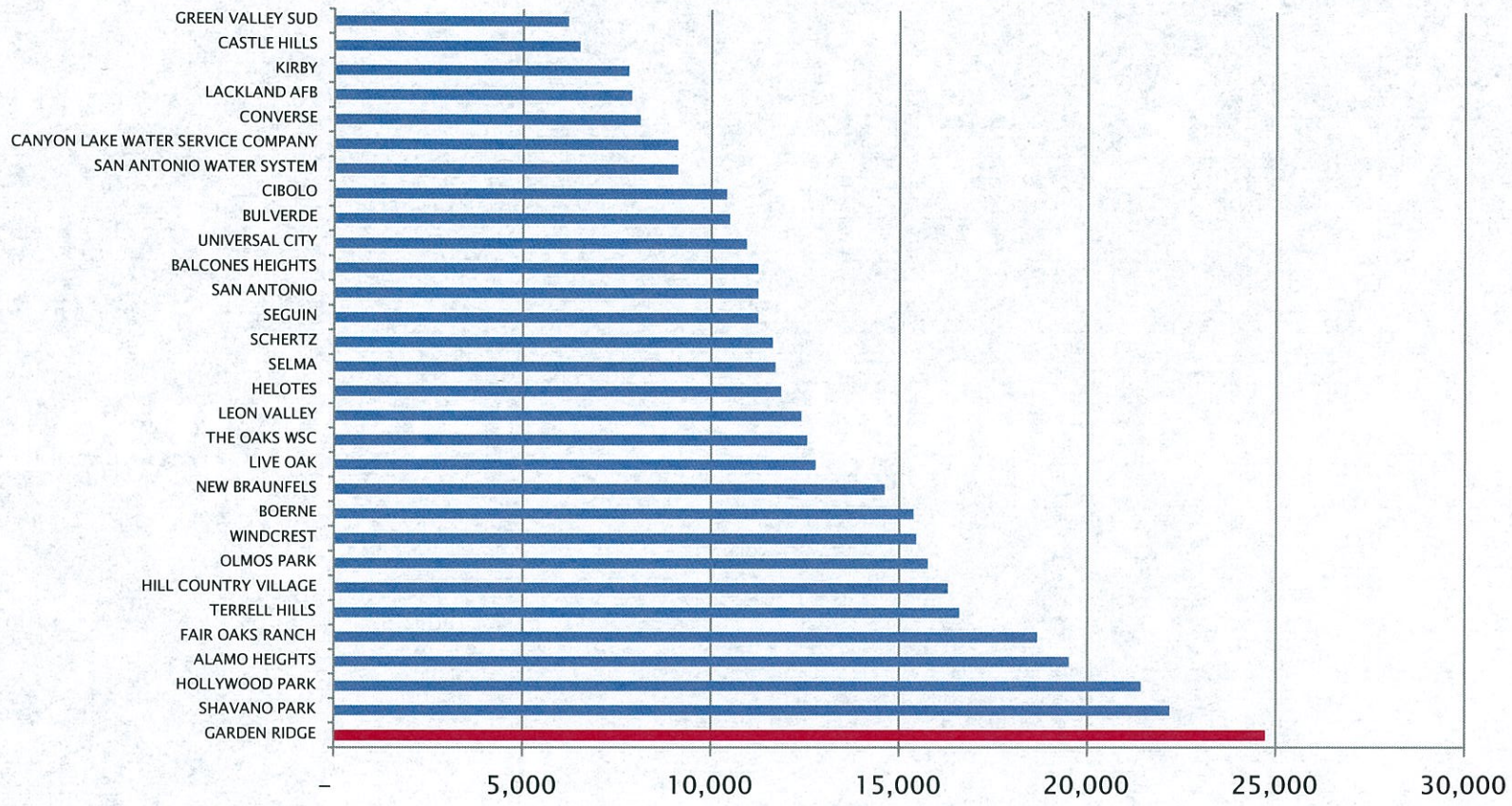
Utilizes multiple regression with 11 years of historical data, impact of time and rainfall – Assumes long term watering limit, people will only water so much

Garden Ridge Uses More Water than Most Region L Utilities



TWDB Region L Utilities - Average Monthly Usage
(Based upon Gallons per Capita per Day during Dry Base Year and 2.55 PPH)

Garden Ridge has the highest usage of Local, Comparable Cities



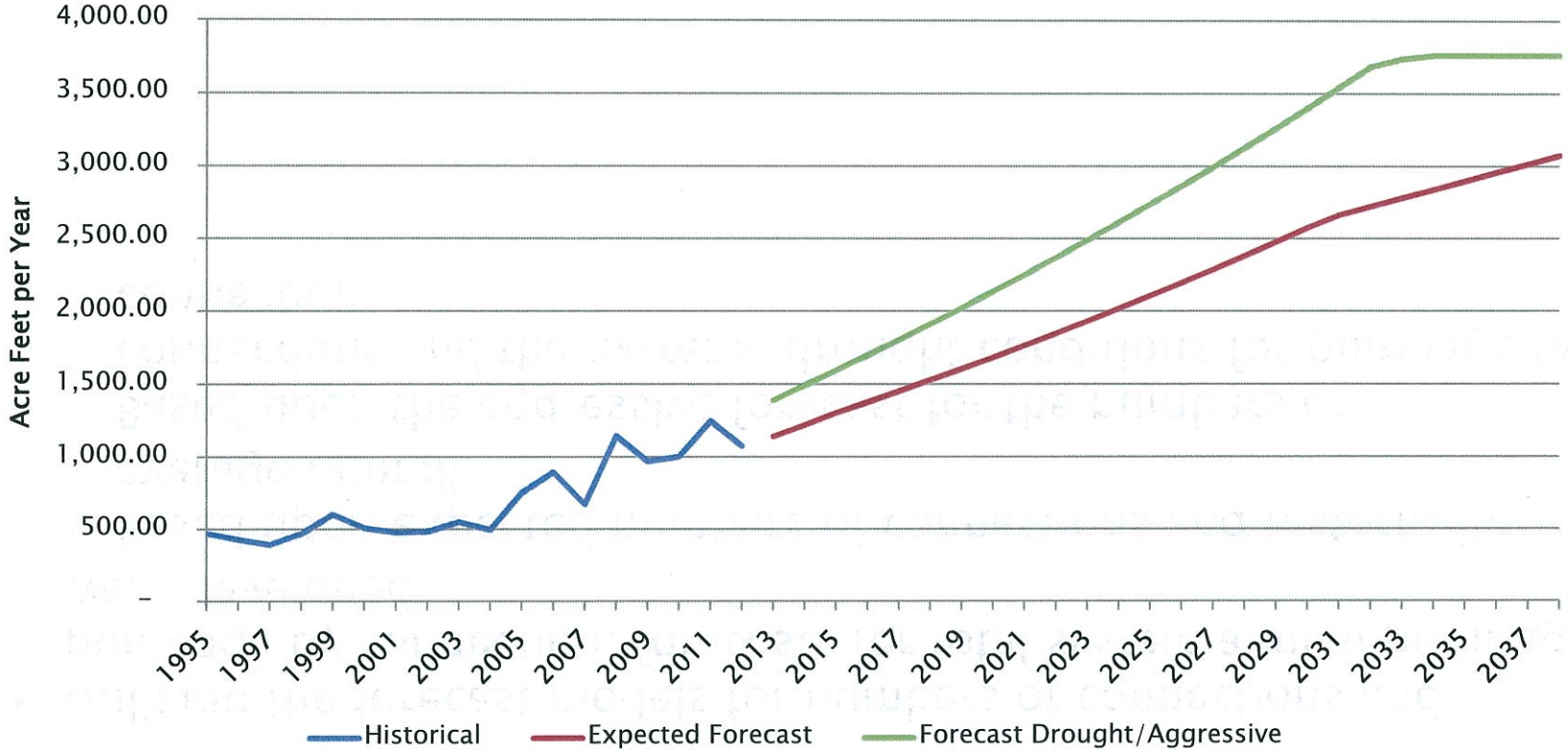
TWDB Region L Utilities – Average Monthly Usage
(Based upon Gallons per Capita per Day during Dry Base Year and 2.55 PPH)

Total System Pumpage – Demand

Approach

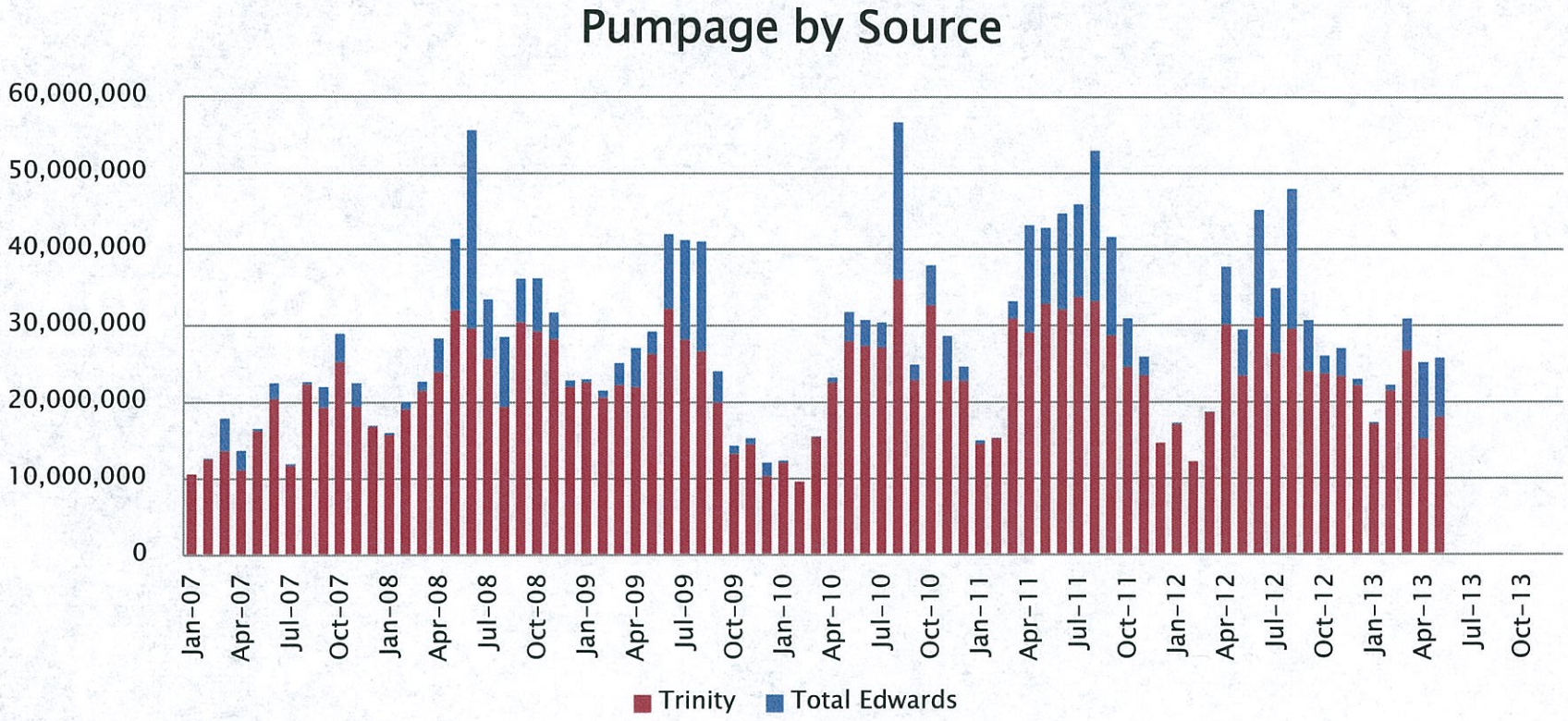
- Utilizing the forecast models for numbers of connections and pumpage by connection, forecasts for total system annual pumpage were developed:
  - Based upon expected numbers of connections and historically average rainfall
  - Based upon the aggressive forecast for the numbers of connections and the extreme drought conditions for pumpage by connection

Historical and Projected Pumpage
In Acre Feet



Total System Pumpage – Supply

The Trinity has been our major source of water, supplying 75% to 80% of our system's requirements



Fact

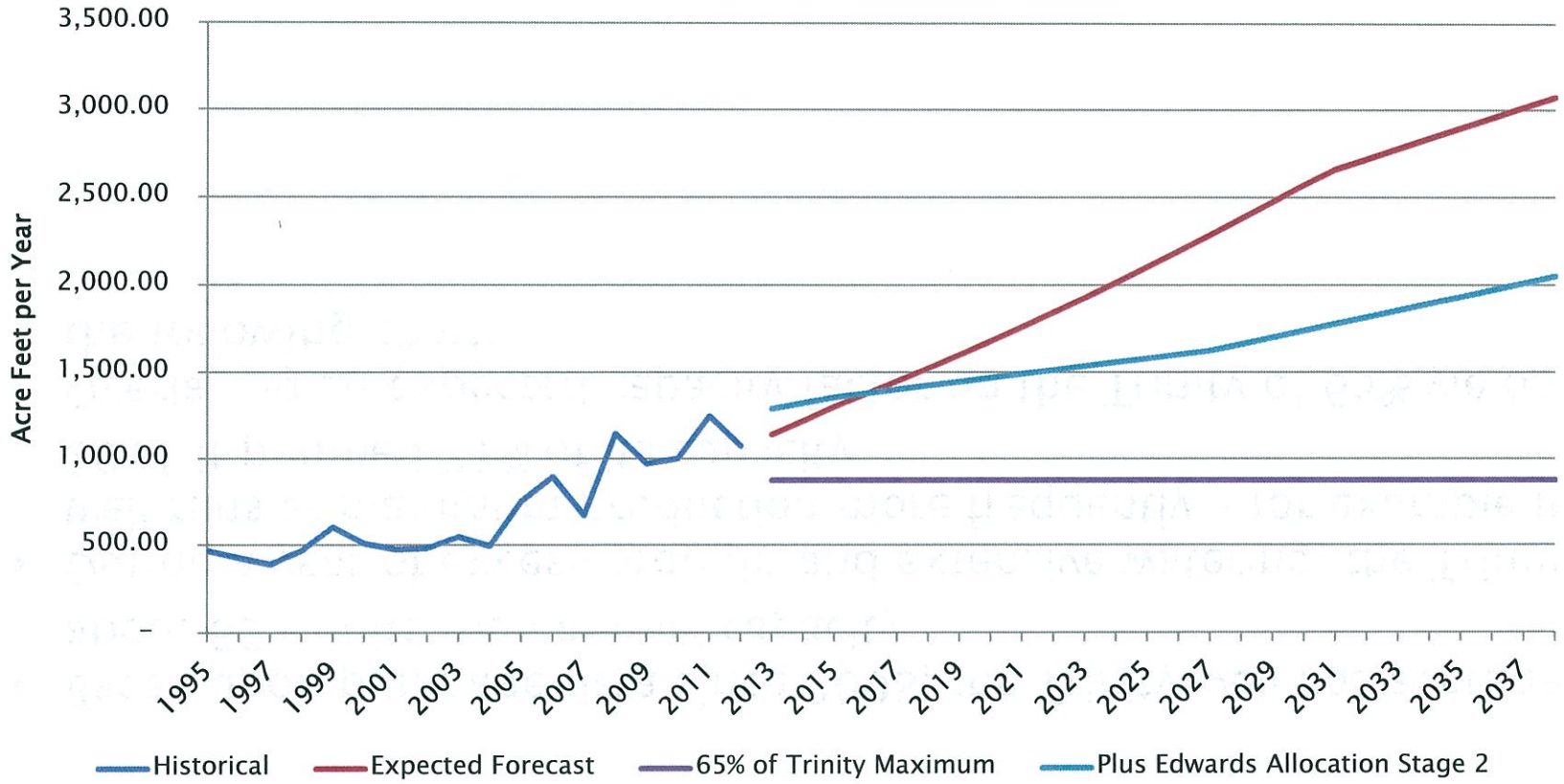
- During the summer months, the Trinity pumps all it can and runs almost 100% of the time on weekdays – unless it has rained recently

Capacity Analysis

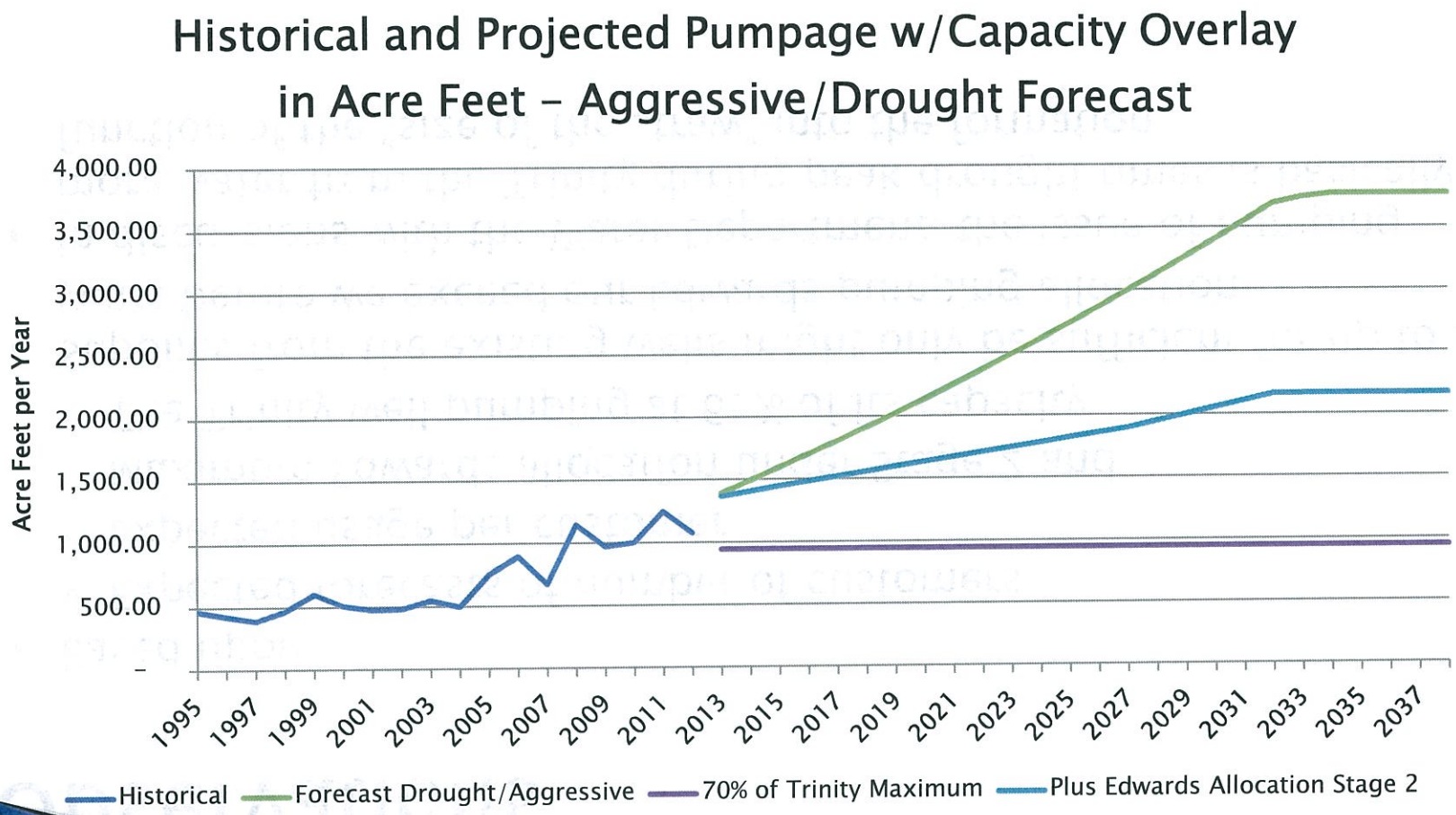
Observations

- Based upon pumpage data since 2008, the Trinity well has averaged about 65% of its total annual capacity
- During a year of excess drought and extensive watering, the Trinity well runs at maximum production more frequently – for example in 2011 it pumped 71% of its capacity
- Overlaying an expected capacity factor on the Trinity of 65% yields the following chart:

Historical and Projected Pumpage w/Capacity Overlay in Acre Feet – Expected Forecast



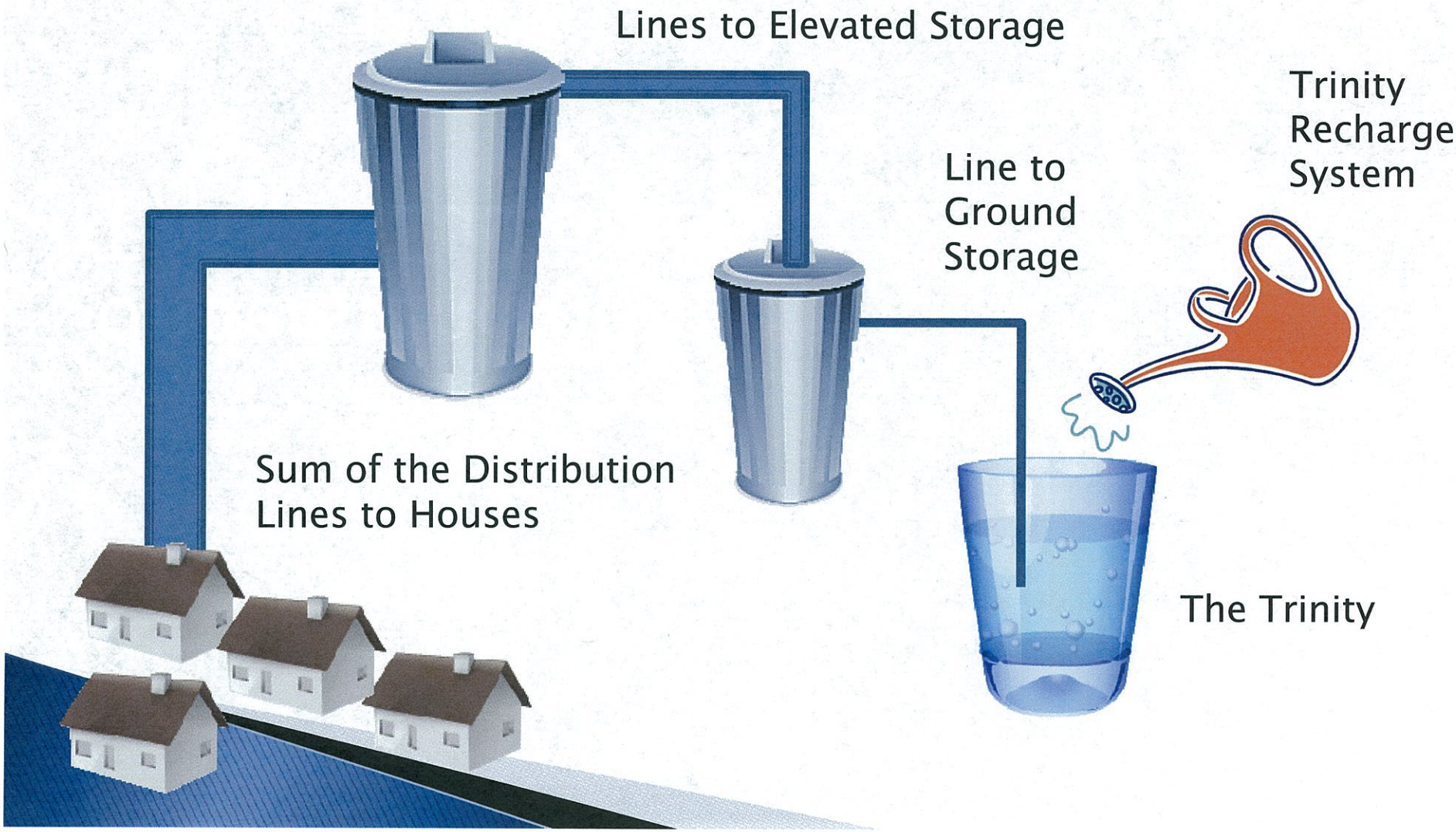
Assuming no Operational Adjustments and Long-Term Extreme Weather



Observations

- Based upon
  - Expected forecasts of number of customers
  - Expected usage per customer
  - Maximum Edwards allocation under Stage 2 and
  - The Trinity well pumping at 65% of its capacity
- Supplies from the existing wells might only be sufficient for up to 3 years before we exceed our Edwards pumping allocation
- In discussions with the Water Department, the issue of pumping more water from the Trinity during peak drought times is basically a function of the "size of the straw" into the formation

System Schematic
(not to scale)

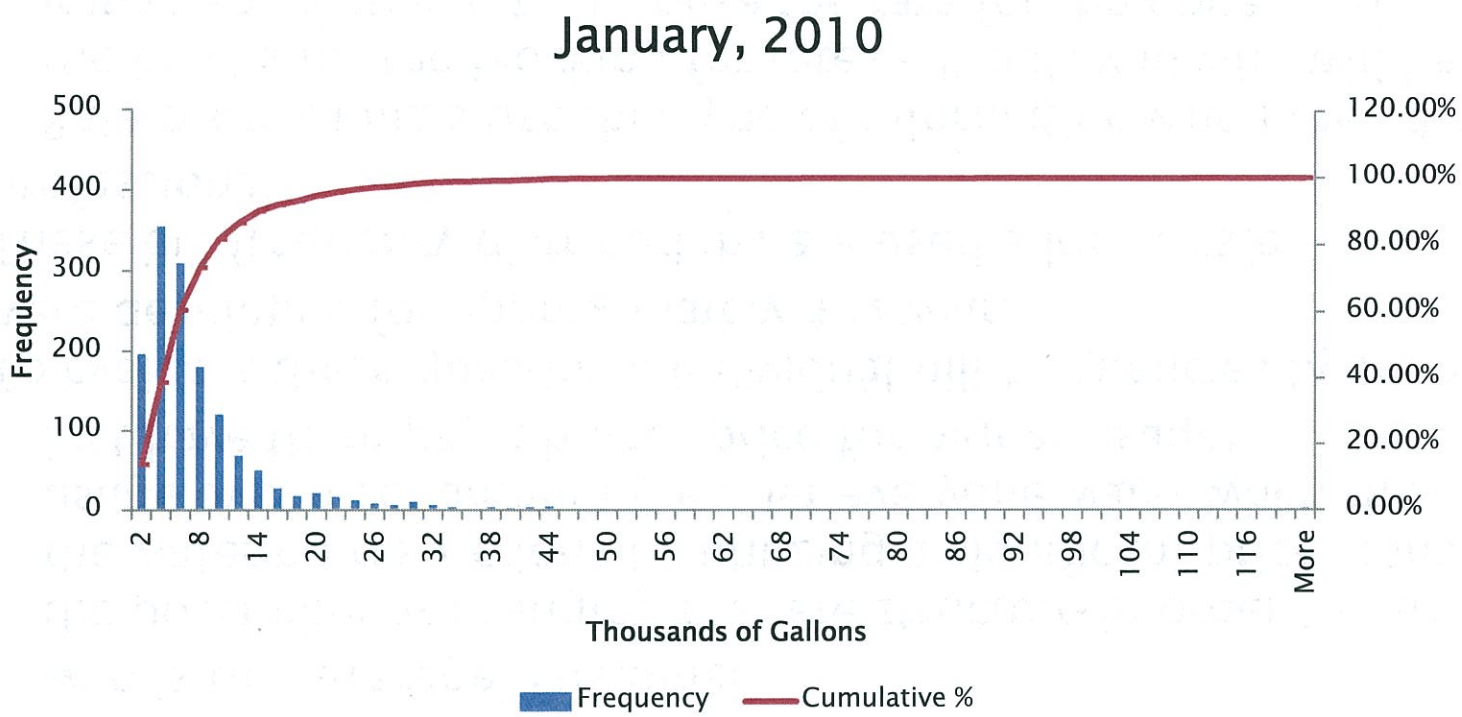


Understanding the Typical Customer

Individual Customer Usage

- There has been considerable discussion concerning
  - how much the "average" customer uses
  - who is the "average" customer
  - the possibility of changing the rate structure in order to remove the watering restrictions by utilizing a significant price signal for usage over a set amount (i.e.. let everyone water when they want, just have them pay a higher price for higher usage)
- To evaluate these questions, individual bill frequencies by month were developed for approximately 4 ½ years
- These bill frequency distributions are used a lot by rate professionals
  - Rate professionals use this type of information when they develop the blocks for the blocking for rates – it tells you who will be impacted when you try to raise the rate for the upper end customers

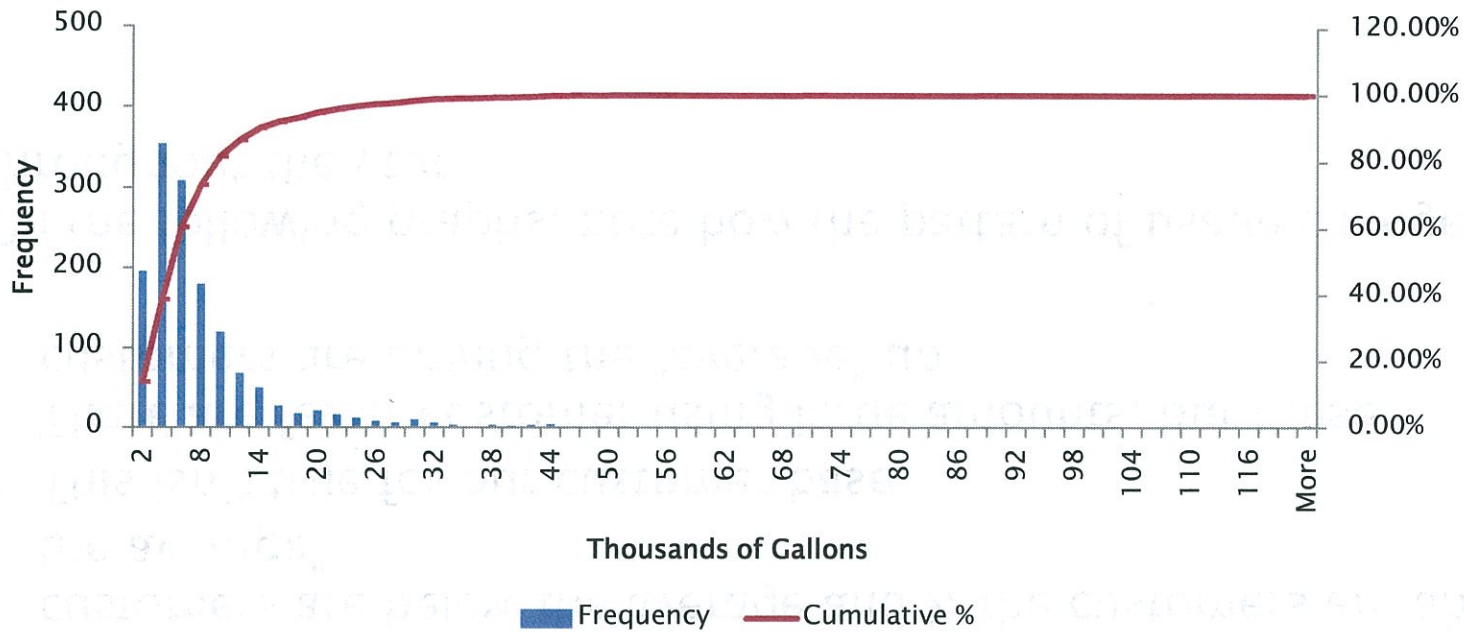
It doesn't look like a Normal Distribution



Mean	7.929775281	75% of the population uses this amount or less	10
Standard Error	0.37738308		
Median	5	95% of the population uses this amount or less	22
Mode	4		
		Rainfall	4.77

The Mean or Average is > the Median

January, 2010



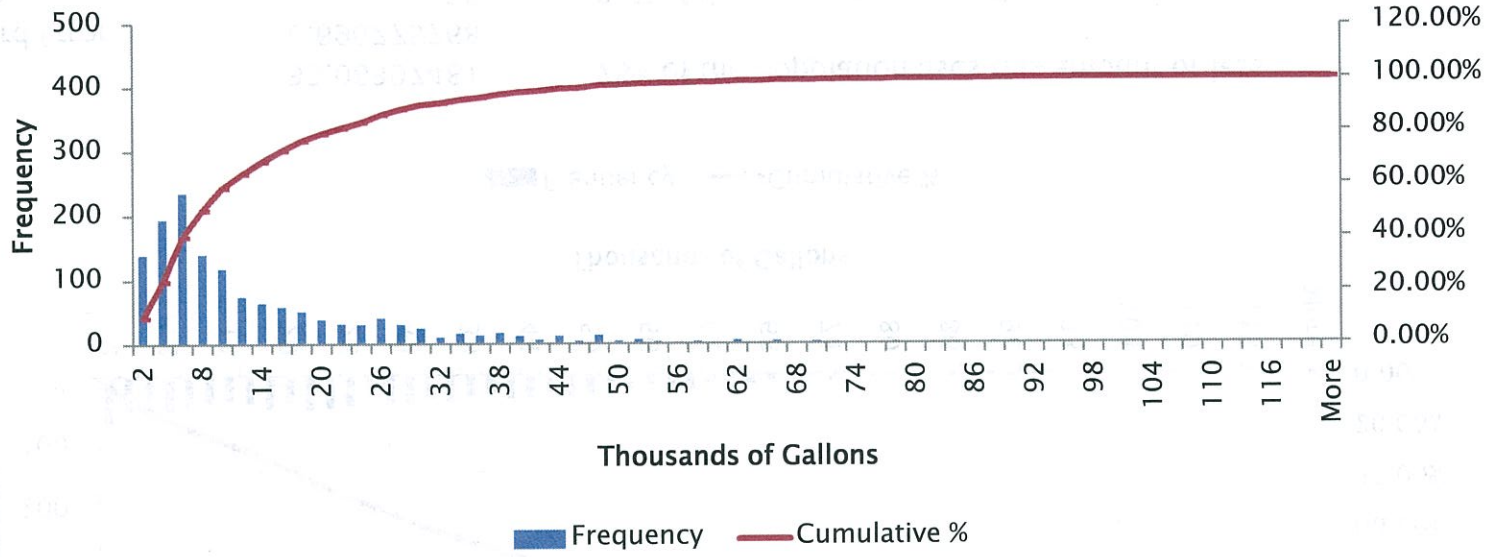
Mean	7.929775281	75% of the population uses this amount or less	10
Standard Error	0.37738308		
Median	5	95% of the population uses this amount or less	22
Mode	4		
		Rainfall	4.77

Observations

- Mean > Median
  - When we think average, we normally think "ok, about ½ the customers are below the average and ½ the customers are above the average"
  - This isn't true for our customer base
  - There are fewer customer using large amounts, but these customers are driving the "average" up

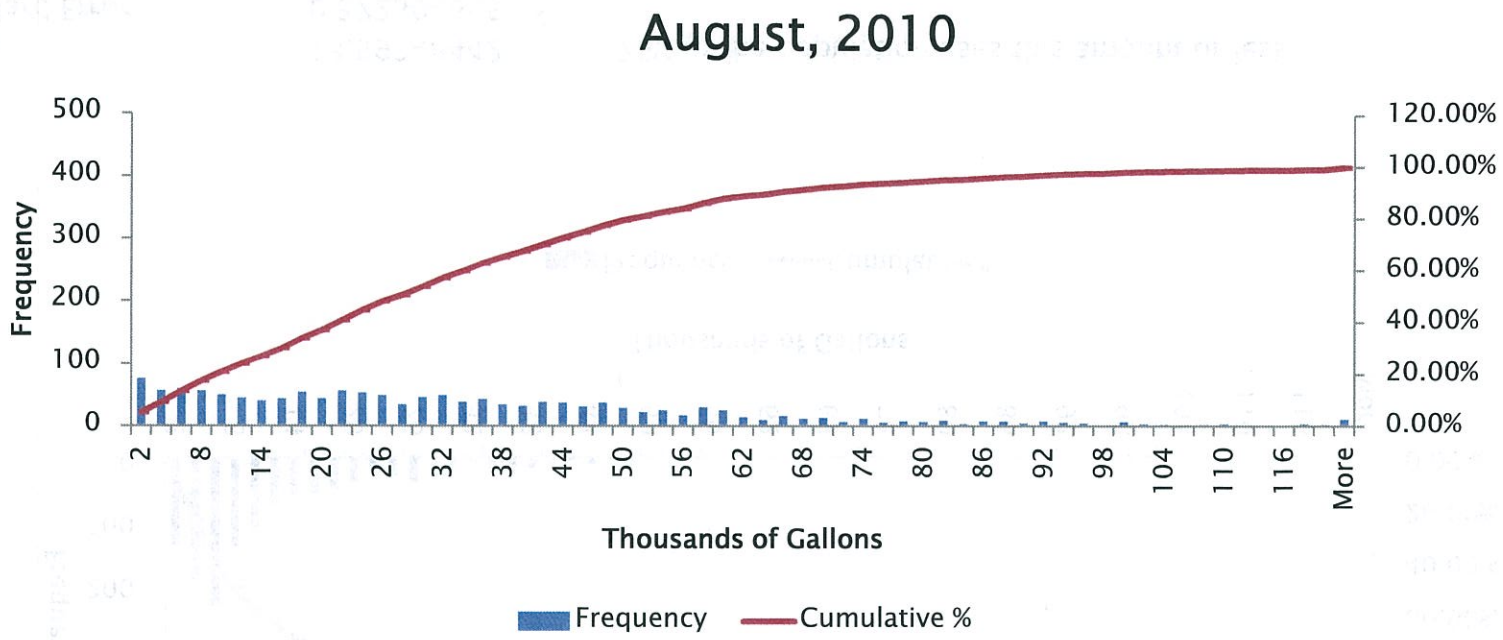
- On the following graphs, note how the pattern of usage changes throughout the year

April, 2010



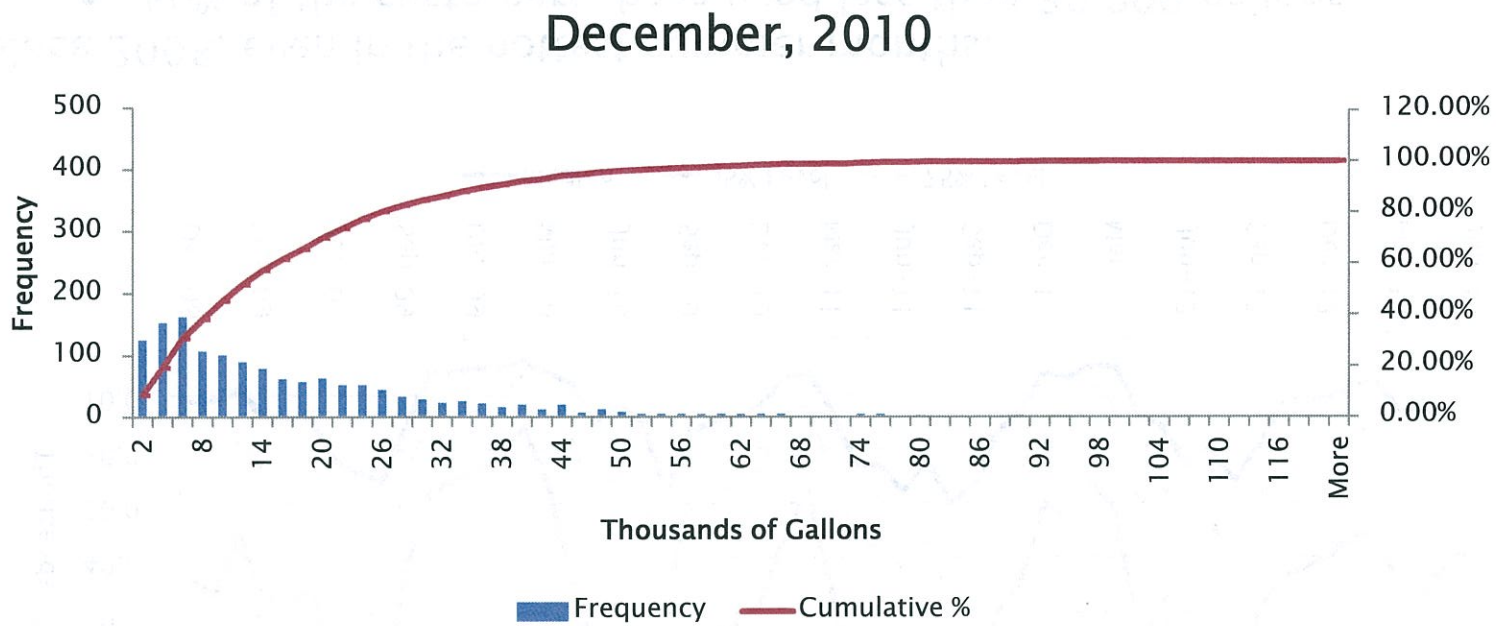
Mean	13.59348442	75% of the population uses this amount or less	18
Standard Error	0.372304665		
Median	8	95% of the population uses this amount or less	44
Mode	5		
		Rainfall	1.34

We still have a lot of customers NOT using a lot of water



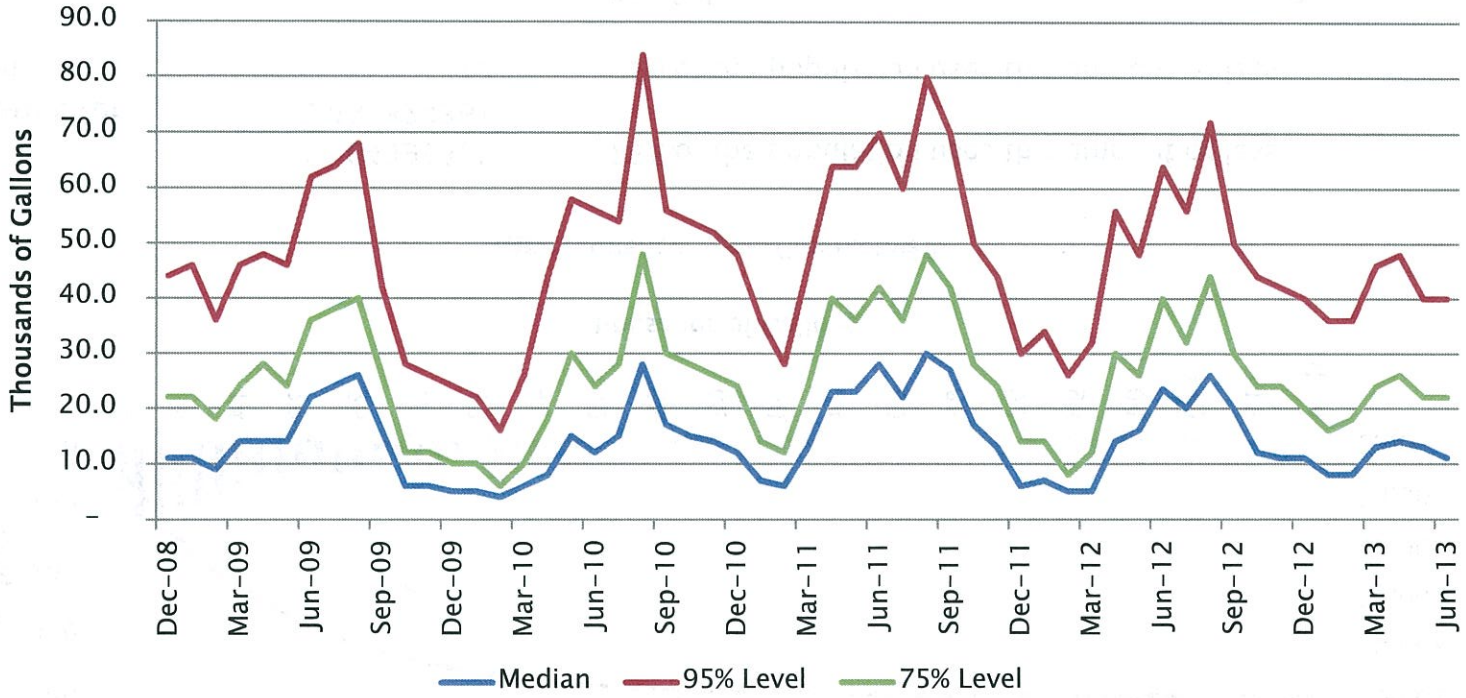
Mean	33.08397481	75% of the population uses this amount or less	48
Standard Error	0.696775768		
Median	28	95% of the population uses this amount or less	84
Mode	0		
		Rainfall	0.32

Now we return to our winter pattern



Mean	17.04393305	75% of the population uses this amount or less	24
Standard Error	0.481324361		
Median	12	95% of the population uses this amount or less	48
Mode	4		
		Rainfall	1.07

Median, 75% and 95% Statistics

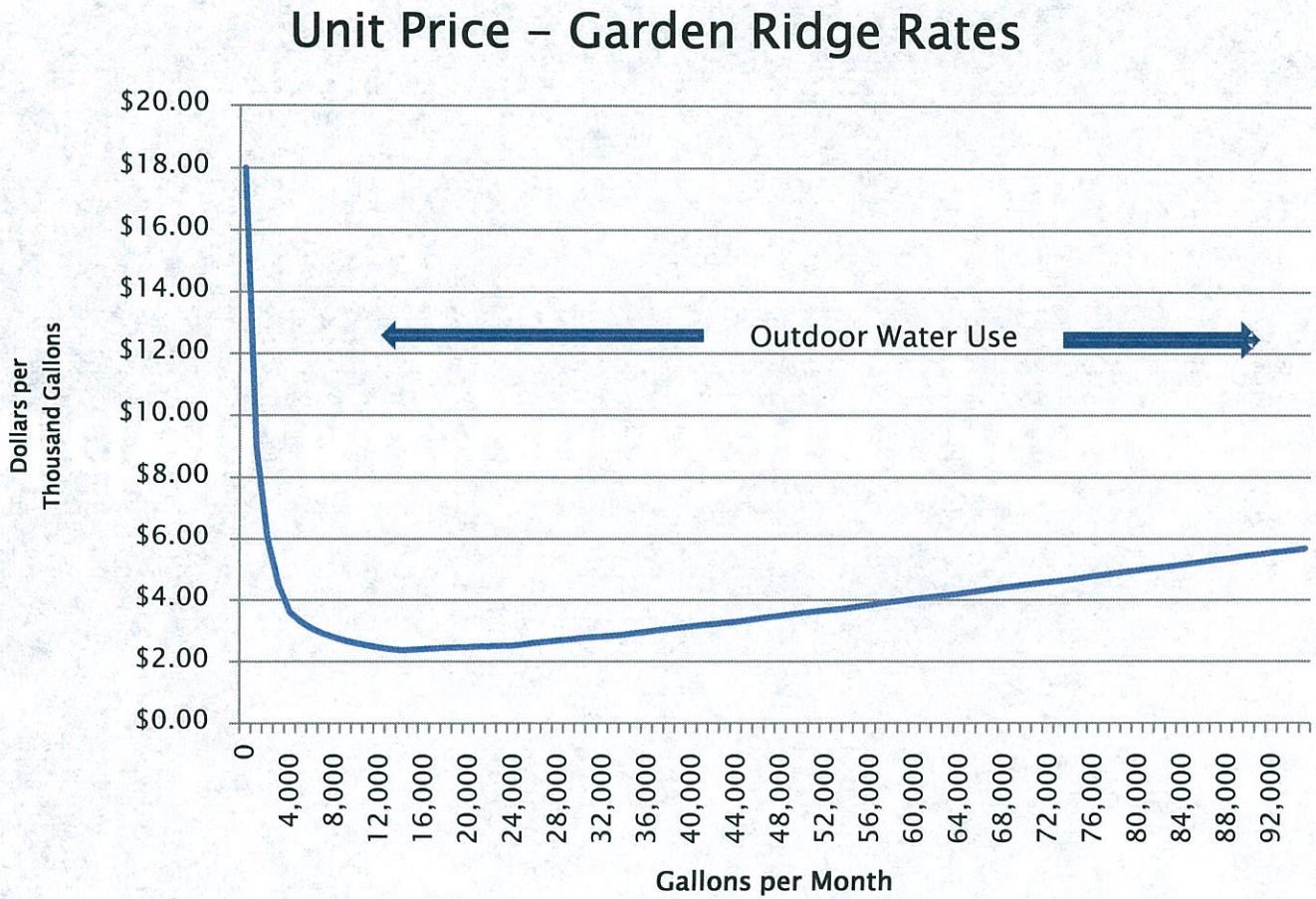


Since 2008, even in the hottest summer months,

- 50% of the customers have used less than 30,000 gallons
- 75% of the customers have historically used less than 50,000 gallons

Garden Ridge Water Rates

Garden Ridge has an Inverted Rate Structure



Comparison of Rates Garden Ridge vs. Surrounding Utilities

($ per 1000 Gallons)

	Garden Ridge	SAWS		NBU	Schertz
		Non-summer	Summer		
Incremental Rate at					
7,500 gallons	1.75	1.372	1.492	1.885	2.37
15,000 gallons	1.75	1.935	2.219	2.199	2.94
25,000 gallons	2.75	3.388	4.597	2.512	3.70
45,000 gallons	4.75	3.388	4.597	3.014	4.48
75,000 gallons	7.75	3.388	4.597	3.014	4.74

Observations Based upon our Current Rate Structure

- The current rate structure utilizes an inverted rate - higher usages pay higher incremental costs
- The current rate structure does not have a non-summer/summer price differential to further encourage conservation
- The current rate structure has some of the highest incremental rates for users over 45,000 compared to surrounding utilities
- Low water users, those using 8,000 gallons, pay the same unit price as those customers using 36,000 gallons per month
- The current rate structure provides the best unit price break at 15,000 gallons per month

Observations Based upon Research into Water Rate Design Theory

- Rate design principles are the same for water, electricity or gas (NARUC, UNC, Pacific Institute, etc.)
  - A utility's rate structure should be based on a cost of service study and an analysis of customer usage patterns
  - A utility's rate structure should reflect the goals and principles the utility wishes to achieve
- Inverted rates are effective in encouraging conservation but the blocks must be sized right and the differential between the blocks must be meaningful
- Based upon the UNC's Environmental Finance Center's Rate Dashboard of water utilities in Texas and elsewhere around the country, structurally our rates do not provide as good a price signal as they might to encourage conservation
- Not only our rate levels, but our overall structure needs to be studied and reviewed by a rate professional

Word on the Street

Word on the Street #1

As a Developer, I shouldn't have to bring in so much water, the houses in my development won't use that much

Word on the Street #1 – continued

As a Developer, I shouldn't have to bring in so much water, the houses in my development won't use that much

Facts:

- Customers in the newer subdivisions are using more outside water than the historical average
- A large percentage of the outside water they will use during summer will need to come from the Edwards
- Developers are providing Edwards water rights, which are subject to the Stage 1, 2 and 3 reductions
- A 30% Stage 2 restriction, if required all year, reduces the 25,920 gallons (.6 GPM per connection per month) to 18,144 gallons

An initial analysis indicates that under expected circumstances, the 25,920 may not be enough, but further analysis is needed

Word on the Street #2

Swimming pools use too much water

Estimated Water Use In-Ground Swimming Pools

Pool Size	Average (12' x 24' 4-6' deep)	Large (20' x 40' 4-8' deep)
Gallons to Fill	10,800	36,000
Estimated Monthly Evaporation (summer months)		
High estimate	1,137	3,790
Low estimate	455	1,516

Note: Calculating evaporation rates is a very complicated process, with many variables such as water surface area, water temperature, air temperature, air pressure, air density, wind speed, and humidity - among others - all affecting evaporation.

Sources: American Leak Detection, Southwest Iconics

Word on the Street #2 – continued

Facts:

- Washing clothes (913 to 1,460 gallons per month) uses as much water as replacing pool evaporation for a typical pool (455 to 1,137 gallons per month)

- Completely filling an average pool (10, 800 gallons) uses less water than watering the lawn twice (10,862 to 16,293 gallons)

Lawn care drives Outdoor water consumption

Word on the Street #3

We have only been using about half of our total Edwards Allocation – we don't need to spend money on new supplies at this time

Word on the Street #3- Facts

- As shown earlier, the latest forecast:
  - Shows a surplus of 113 acre feet of Edwards water in 2014
  - And a deficit beginning around 2017
- Consider also that one week of watering uses between 13 and 40 total acre feet of water
  - Approximately half (up to 20 acre feet) of that comes from the Edwards
  - One extra month of heavy watering or extended Stage 3 pumping restrictions could use our 2014 projected surplus

Word on the Street #4

We can just pump more Trinity water

Fact: It is true that the Trinity well production on an annual basis has only averaged about 65% of its full capacity

Word on the Street #4 – Facts

- The Trinity well operates between 800 and 850 GPM
- System demands have exceeded 5,333 GPM

There is only so much storage that is practical. After that,

excess flows caused by irrigation have to be met exclusively with Edwards water

Word on the Street #4 – Risks

- The Trinity well supplies 75 – 80% of our total water usage
- The entire Trinity aquifer is under stress
  - The pumping level of Garden Ridge's well has dropped over 40 feet in the last 7 weeks
  - The pump is having to work harder and is producing less
- With the Edwards Acquifer at Stage 2 restrictions, Garden Ridge's rights to the Edwards wells equates to 355,000 gallons per day
- Our citizens require approximately 395,000 gallons per day just to meet their basic needs

Word on the Street #5

We should be able to water as much as we want

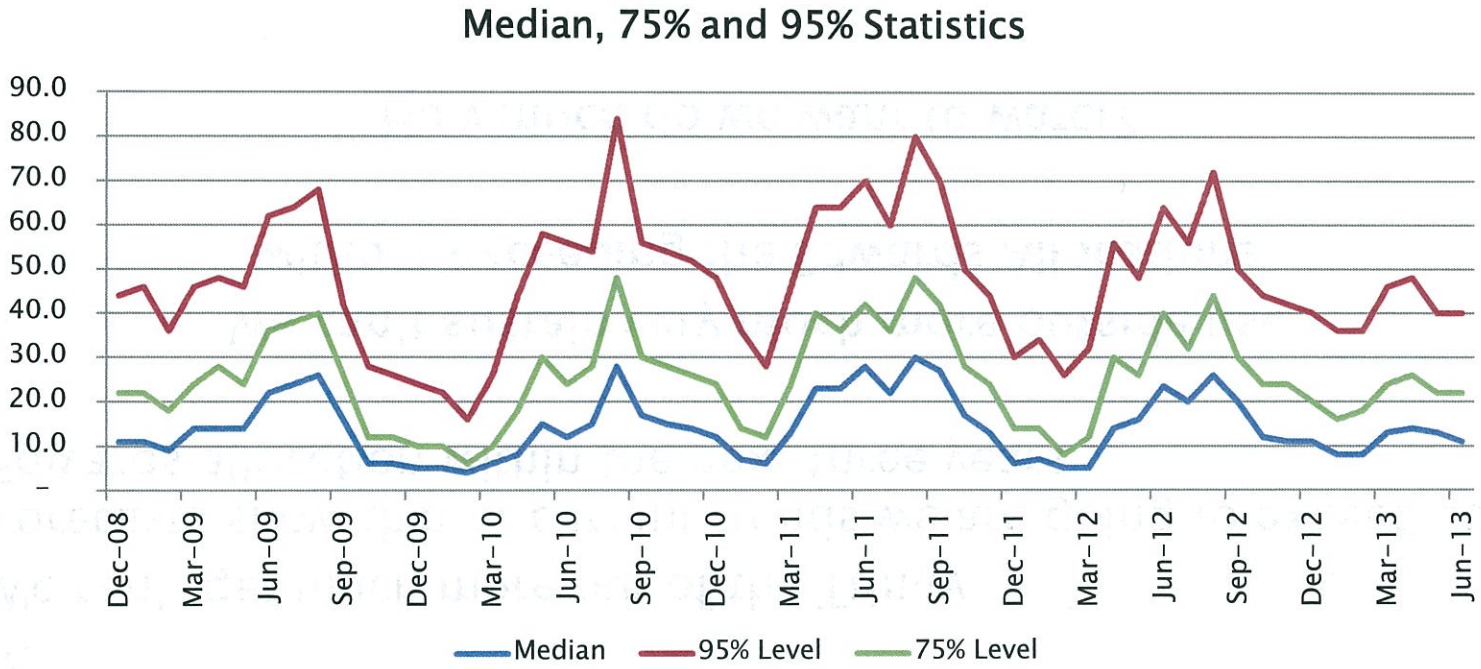
Fact:

- We can't get much more out of the Trinity
- Forecasts show that at current trends we are going to exceed our Edwards allocation within the next three years

We can't sustain very much more outside use
without exceeding the Edwards Allocations

How much do we want to water?

Look at the Largest 5%



During August 2011, 78 customers used over 78,000 gallons. They averaged 95,487 gallons

Think About the Largest 5%

The Largest 78 Customers:

- During August 2011, 78 customers used over 78,000 gallons
- These customers averaged 95,487 gallons
- We estimate their outside use at an average of 87,487 gallons

The Other 1,376 customers:

- Averaged 29,850 gallons per month (less than 1/3 of the top 5%)
- We estimate their outside use at an average of 21,850 gallons

Observation

- The top 5% used 4 times as much outside water as the other customers

Word on the Street #6

We should be able to water when we want

Facts:

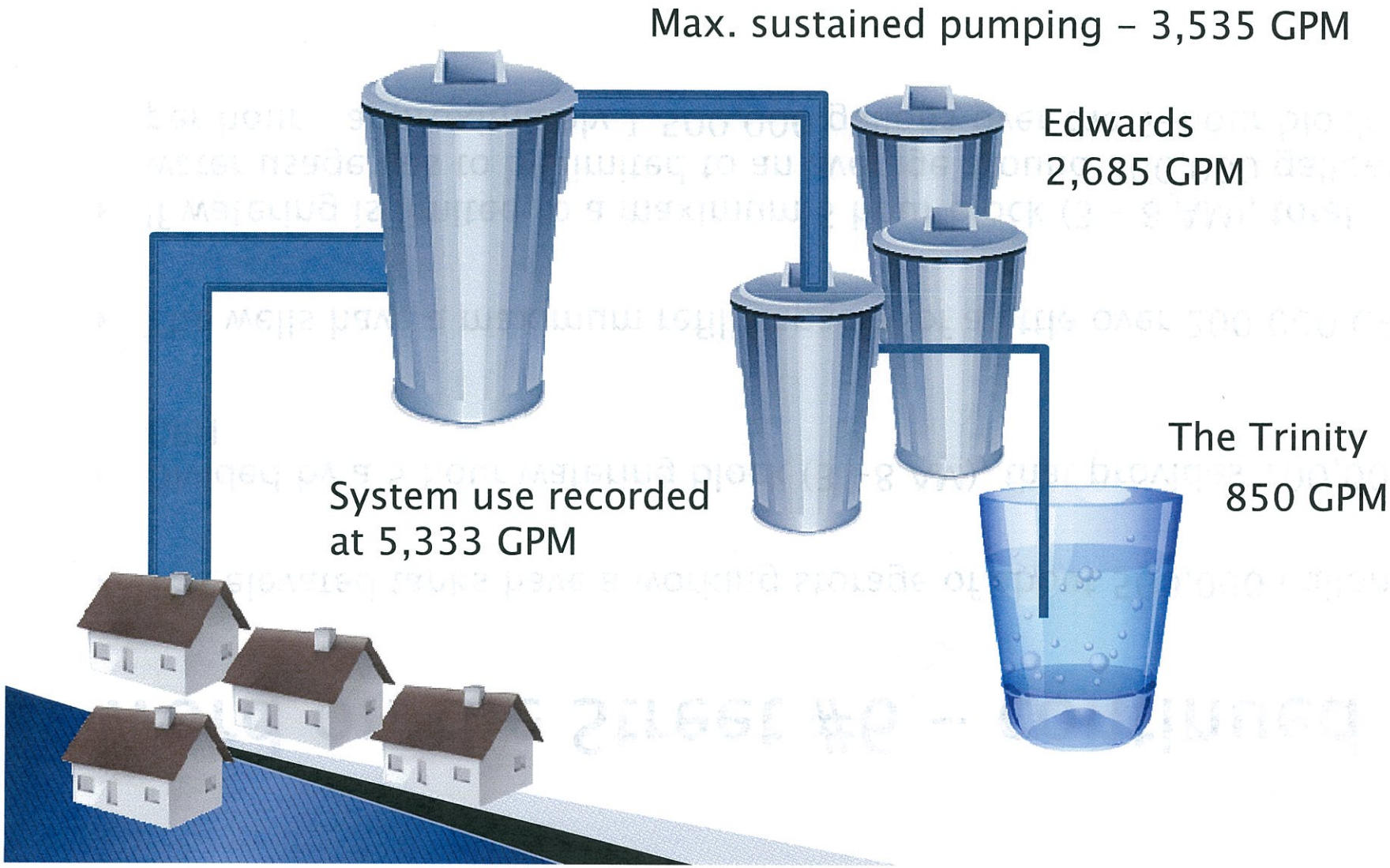
- We can purchase more water rights
- Garden Ridge has never used more than 2.5 million gallons in a single day
- Several recent days have exceeded 2.1 million gallons

Question:

- What can the current infrastructure handle?

System Schematic

Gallons Per Minute



Word on the Street #6 – continued

- The elevated tanks have a working storage of about 500,000 gallons
- Divided by a 5 hour watering block (3 –8 AM), that provides 100,000 GPH
- The wells have a maximum refill capacity of a little over 200,000 GPH
- If watering is limited to a maximum 5 hour block (3 – 8 AM), total water usage has to be limited to an average around 300,000 gallons per hour – approximately 1,500,000 gallons over the 5-hour block

June 2013 Production Data

June	Total Pumpage	Inside Use	Outside Use
24	1,817,000	394,737	1,422,263
25	1,445,000	394,737	1,050,263
26	1,787,000	394,737	1,392,263
27	1,829,000	394,737	1,434,263
28	1,765,000	394,737	1,370,263
	Estimated Total Outside Use		6,669,316
	Average Outside Use per Day		1,333,863

August 16, 2013 Estimated Outside use 1,800,000

Word on the Street #6 – continued

- How did the City handle the 1,800,000 on August 16th?

- Watering was not limited to 5 hours
  - Many people are watering during the 8 – 10 PM window
  - Significant additional watering is occurring at unapproved hours

- Spreading the watering out over several days and limiting the number of hours is critical to maintaining integrity of the system

Word on the Street #6 – continued

Observation:

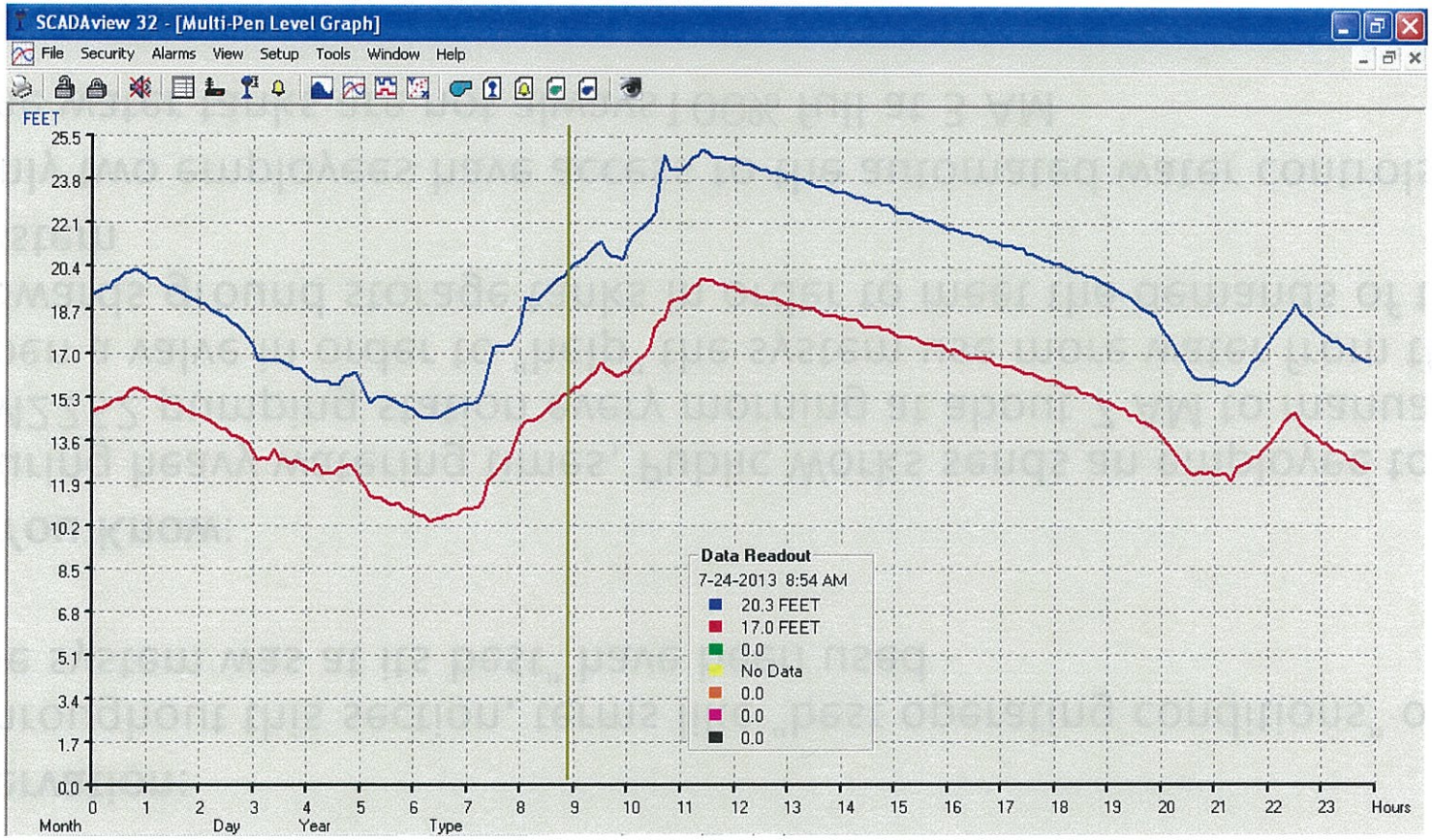
- Throughout this section, terms like "best operating conditions" or "if the system was at its best" have been used

Did You Know:

- During heavy watering times, Public Works sends an employee to the FM2252 pumping station every morning at about 7 AM to manually open a valve in order to "help" the system use more water from the Edwards ground storage tanks in order to meet the demands of the system
- Only two employees have access to the automated water controls
- The water tanks are not always100% full at 3 AM

Levels on the Elevated Tanks

July 24, 2013



Note:

The elevated tanks were full around noon but were several feet below full at 3 AM

Why are the Tanks Not Full at 3 AM?

Facts:

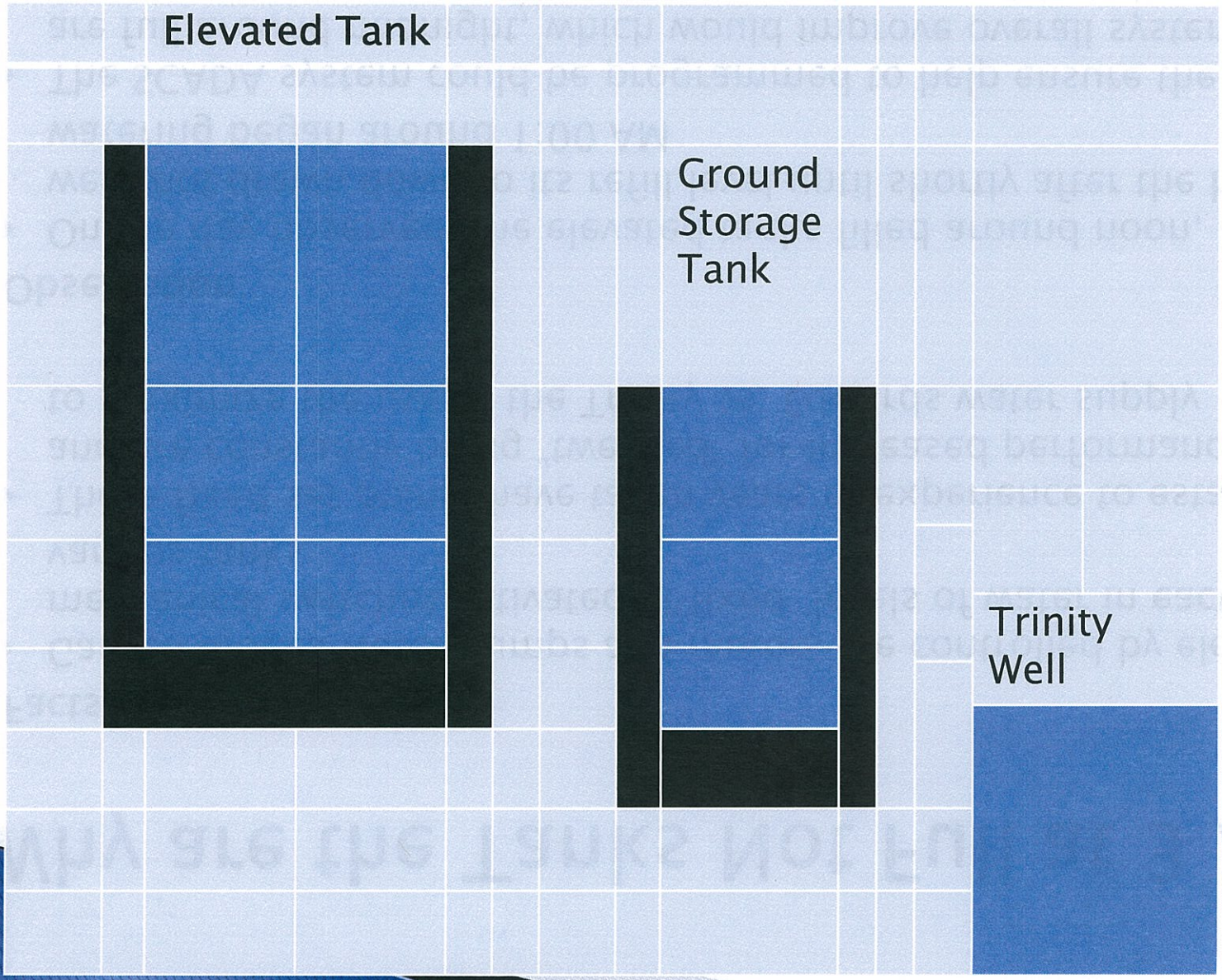
- Garden Ridges water pumps and motors are controlled by electro-mechanical switches activated at fixed levels of water in each of the various tanks
- These fixed set points have taken years of experience to establish and are constantly being "tweaked" for increased performance and to maximize the use of the Trinity vs. Edwards water supply

Observation:

- On the day observed, the elevated tanks filled around noon, and were not drawn down to its refill level until shortly after the **heavy watering began around 1:00 AM**
- The SCADA system could be programmed to help ensure the tanks are full around midnight, which would improve overall system output and somewhat reduce the dependency on Edwards water

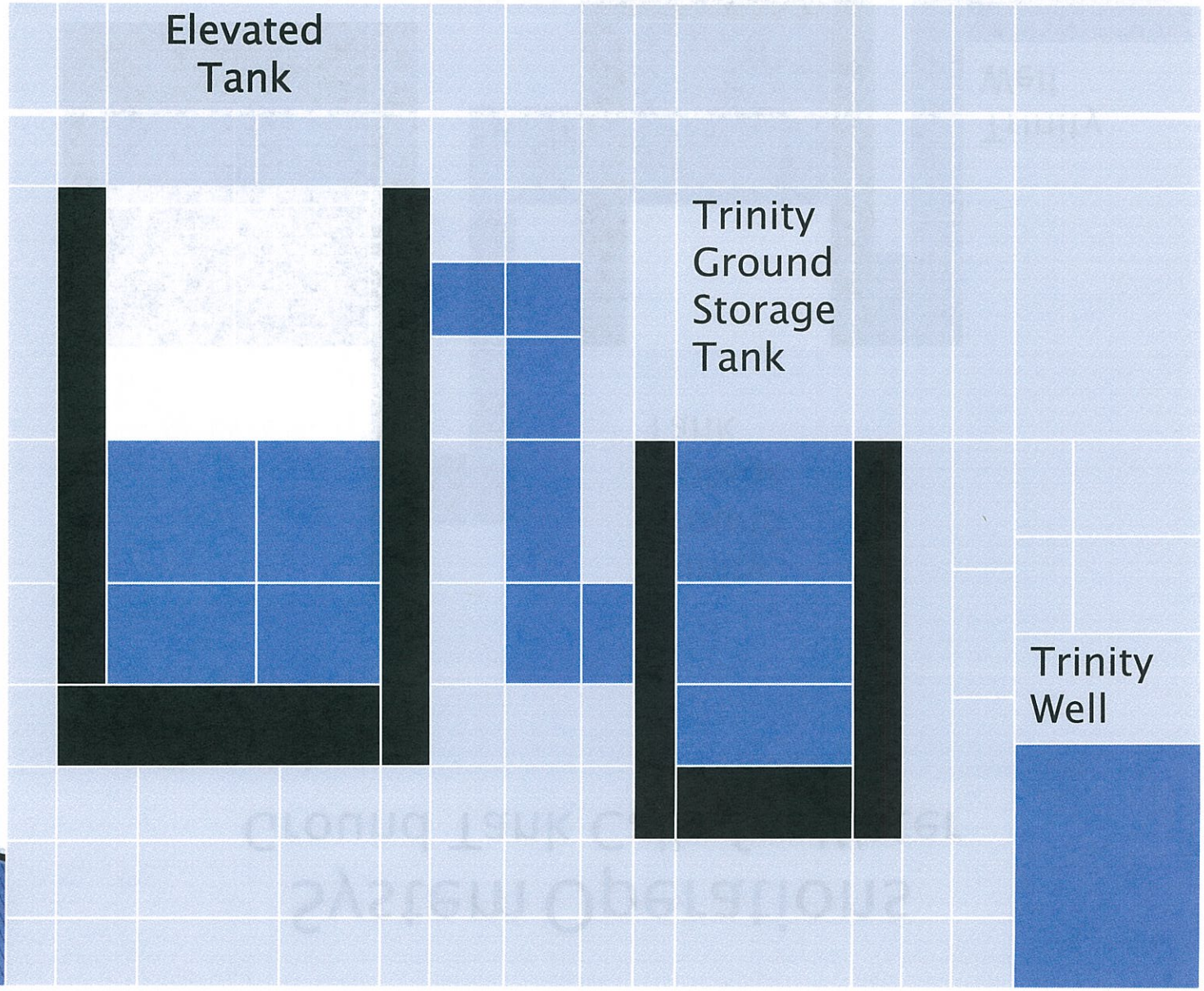
System Operations

Tanks Full



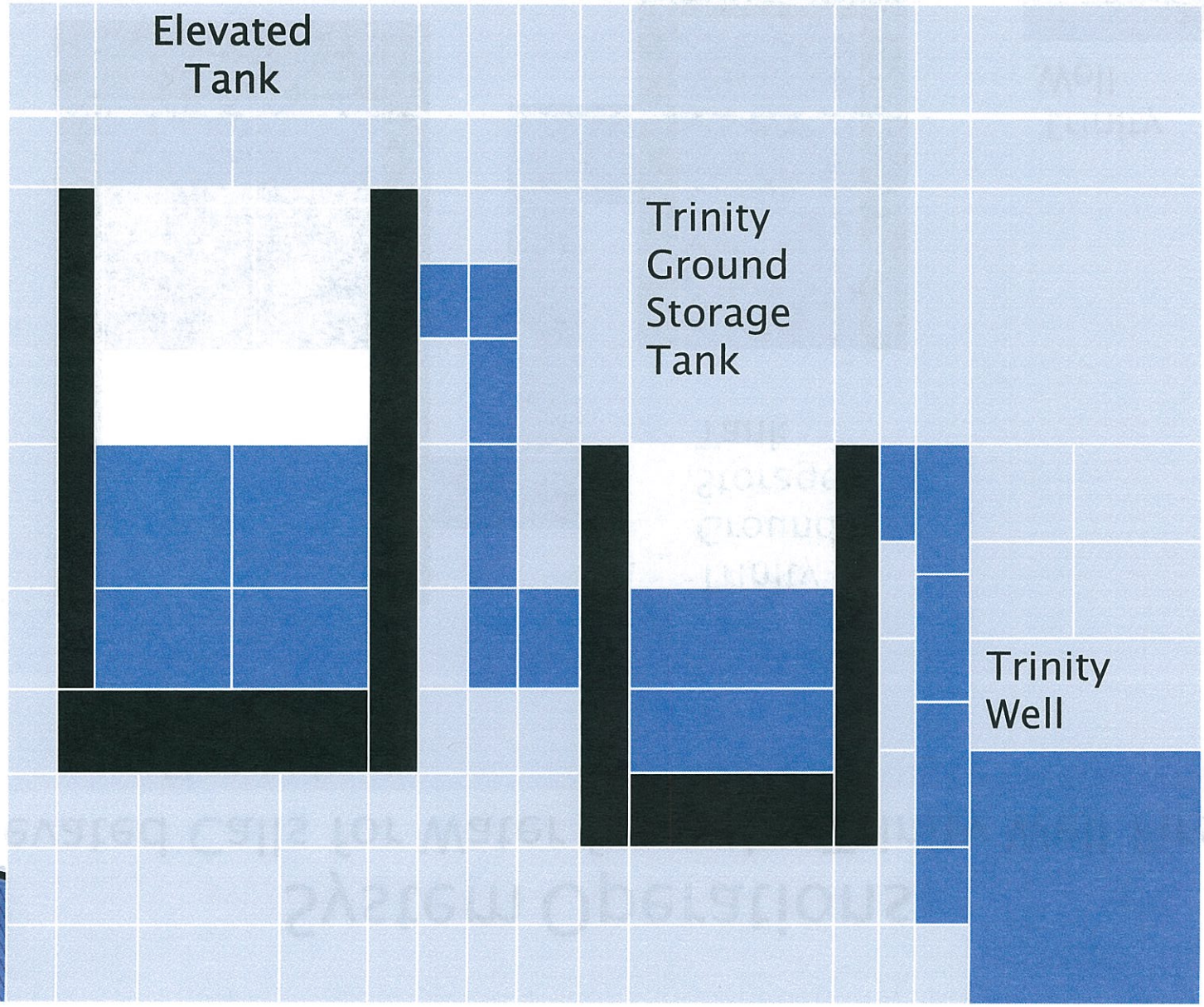
System Operations

Elevated Calls for Water from the Trinity Well First



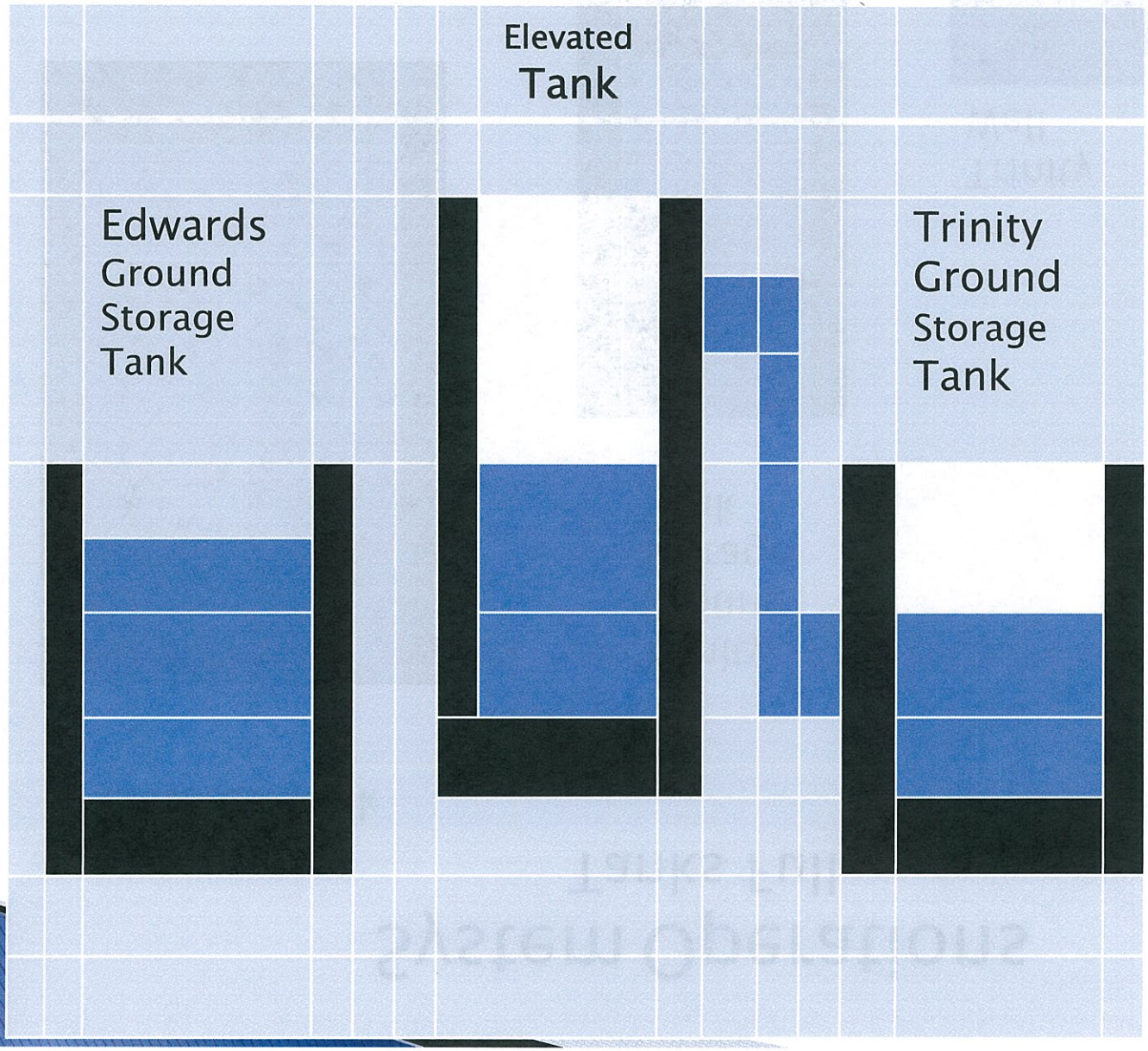
System Operations

Ground Tank Calls for Water



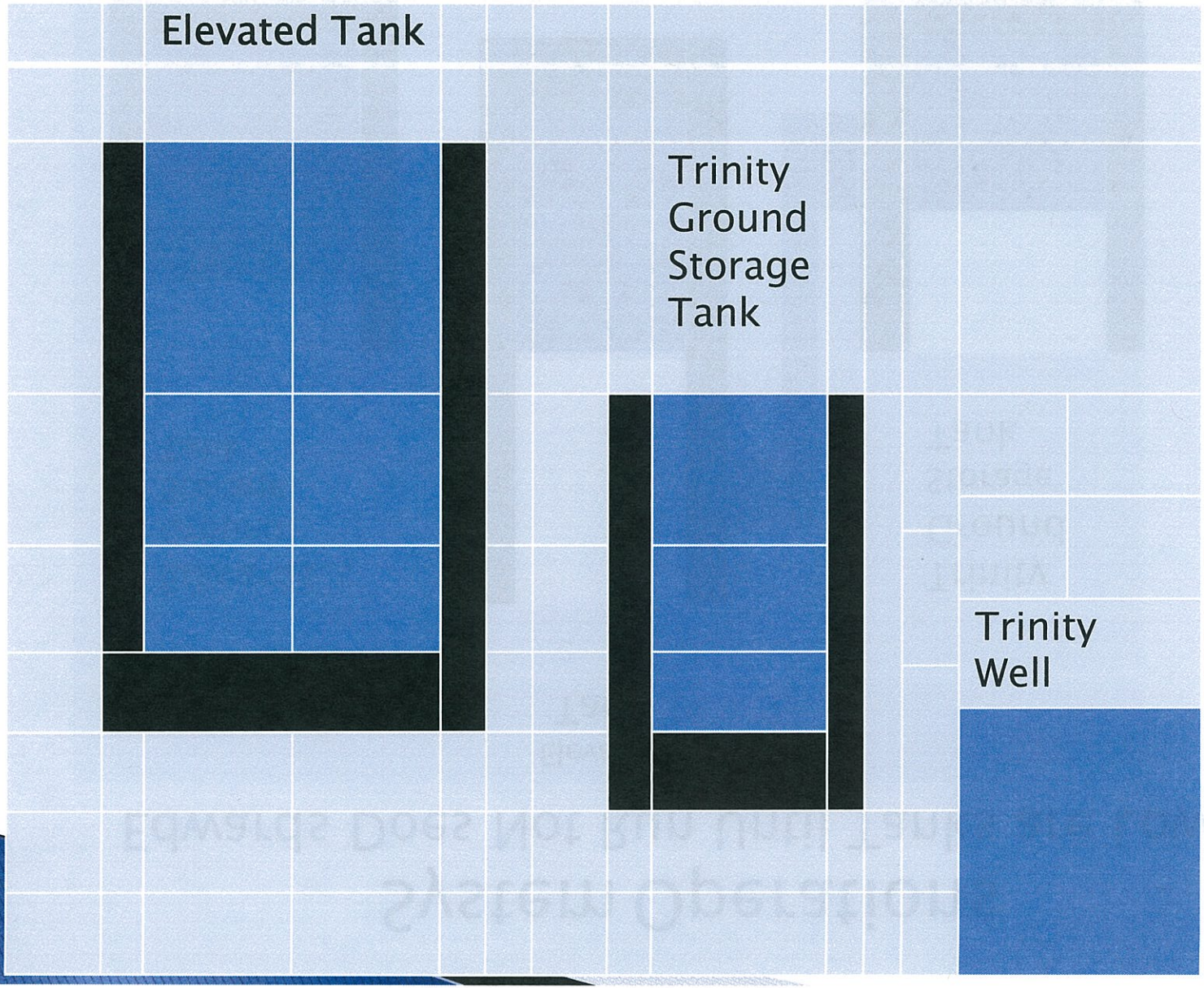
System Operations

Edwards Does Not Run Until Tanks are Lower



System Operations

Tanks Full



Word on the Street #6 – continued

On an extreme day during extended dry periods, approximately 220 customers water their lawns – why hasn't Garden Ridge had operational issues in the past?

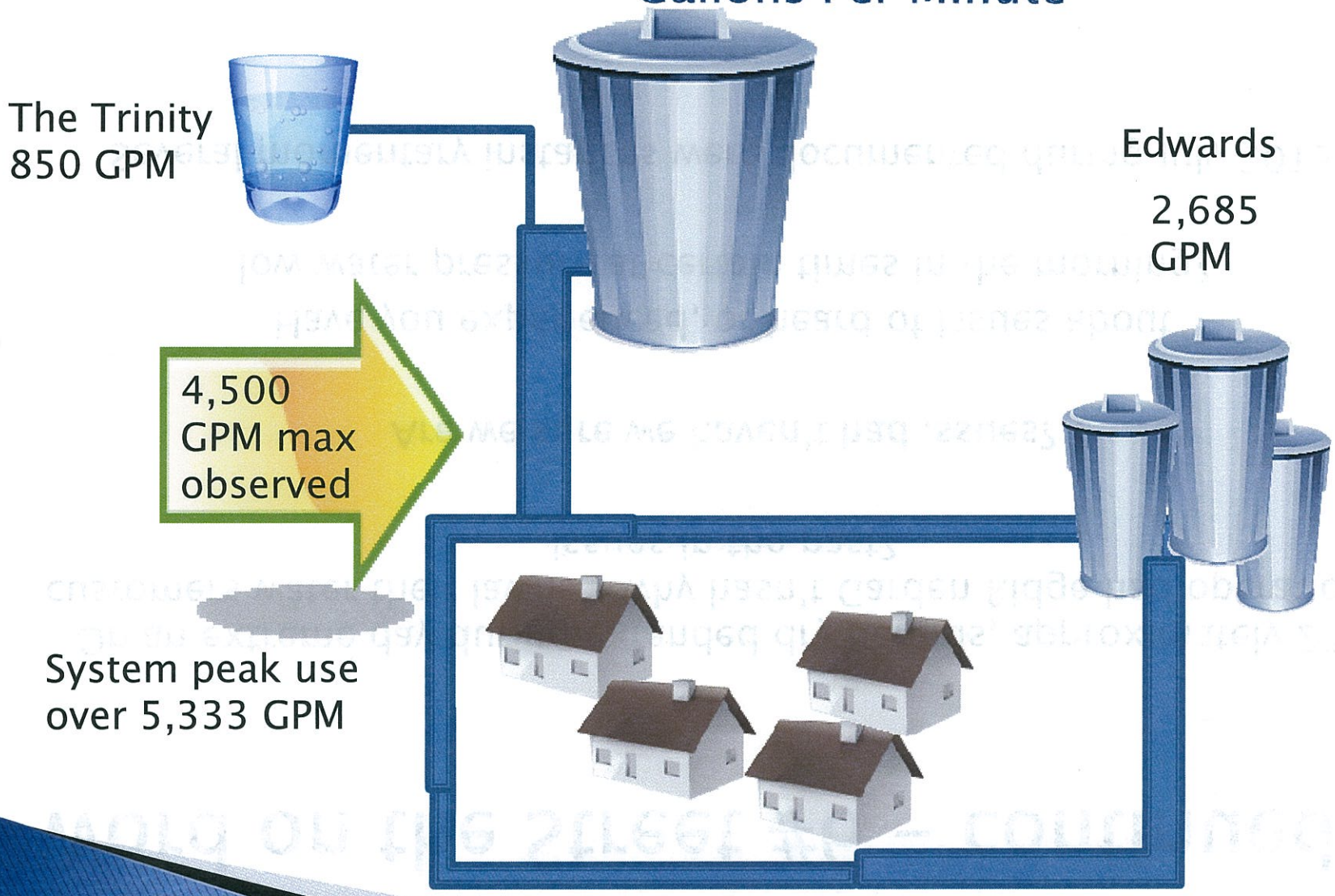
Are we sure we haven't had issues?

Have you experienced, or heard of issues about low water pressure at certain times in the morning?

Several momentary instances were documented during July 2013

System Schematic

Gallons Per Minute



System Operations

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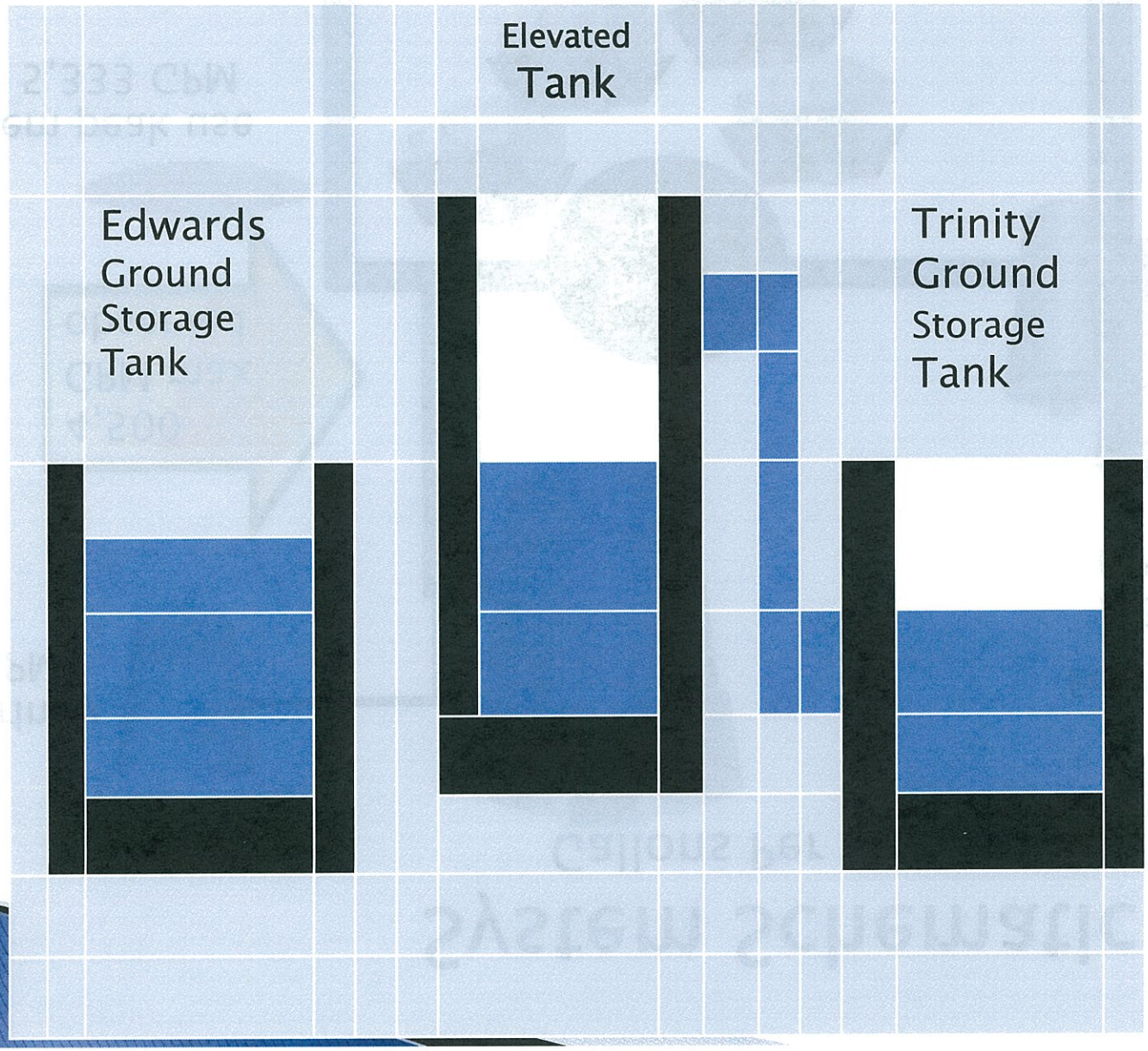
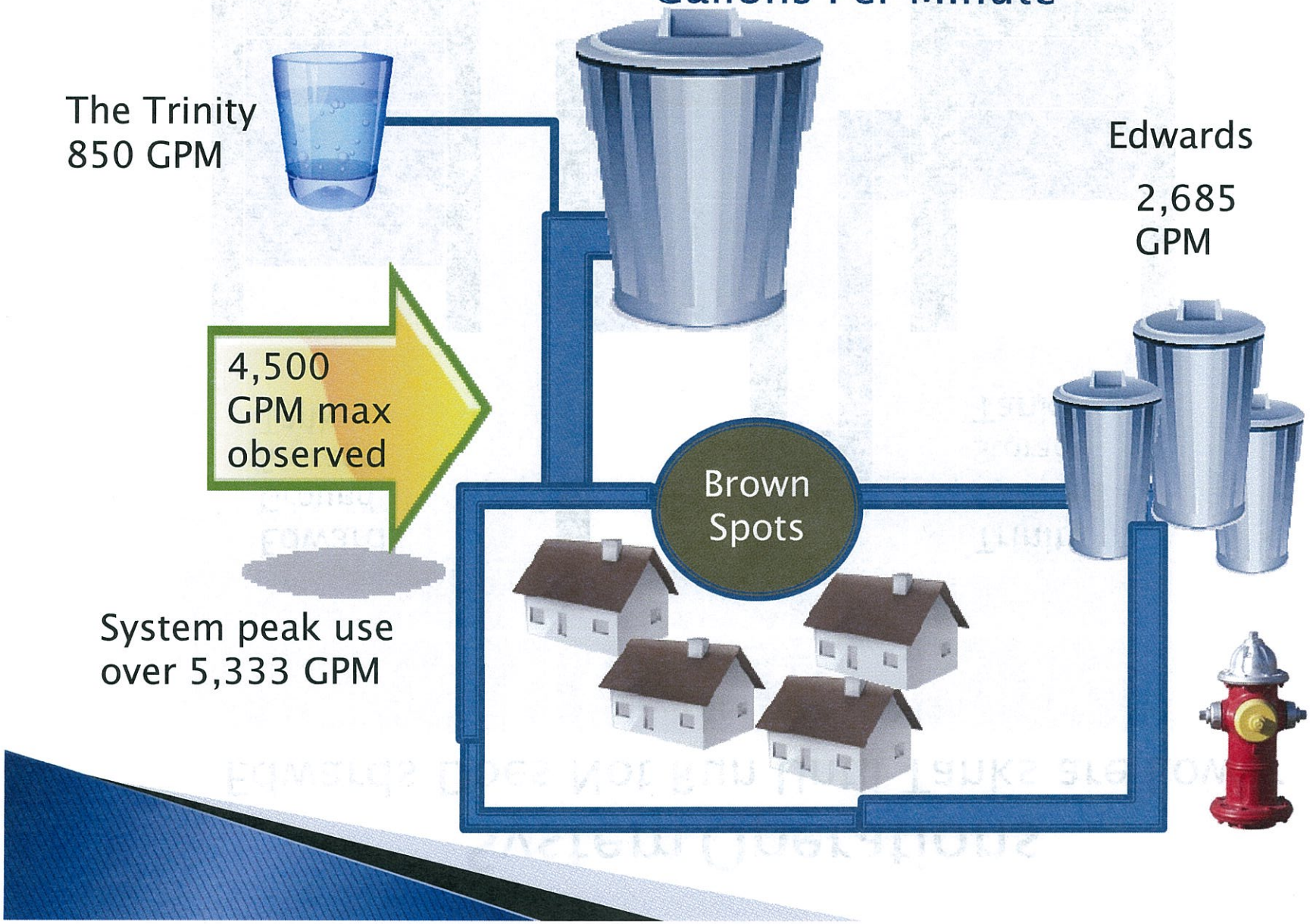


System Schematic

Gallons Per Minute



Word on the Street #6 – continued

Conclusion:

- Additional water rights will not increase the physical limitations of the water system
- Garden Ridge needs to manage the peak use of water
- Designated watering days and a maximum number of hours per day are probably the easiest way to meet that requirement
- Additional flow studies and regular monitoring of peak usage are required to ensure adequate fire protection is maintained

Potential for Improvement:

- Even during the last week of June, there was excess Trinity capacity on Saturdays and Sundays

Some Edwards usage can be reduced and some pressure loss may be reduced by spreading watering days over a 7 day week

June 2013 Production Data

(in gallons)

Day of Week	June	Last Digit of Address	Inside Use	Outside Use	Actual Edwards Use
Sunday	23	None	394,737	372,263	0
Monday	24	0 or 1	394,737	1,761,263	956,000
Tuesday	25	2 or 3	394,737	1,256,263	451,000
Wednesday	26	4 or 5	394,737	1,508,263	703,000
Thursday	27	6 or 7	394,737	1,646,263	841,000
Friday	28	8 or 9	394,737	1,586,263	781,000
Saturday	29	None	394,737	613,263	302,000

How much Edwards water could be saved if addresses ending in 0 were moved to Sunday and addresses ending in 9 moved to Saturday?

Word on the Street #7

Because we require people to water at set times, we don't pump as much from the Trinity as we could if the usage was more evenly distributed throughout the day

Word on the Street #7 – continued

Facts:

- The Garden Ridge water system has limits on how many gallons per minute/hour can be used
- Spreading the use over more hours would be helpful
- This concept should also be able to reduce Edwards water consumption, particularly during the non-summer watering months

However:

- Many of our customers appear to be following the designated hours and days
- The simple simulations show that extending the watering hours (particularly during the 5 hour block in the morning) impacts the security of the system
- Removing the limit of 7 hours could increase overall usage and probably Edwards usage

Word on the Street #7 – continued

Observations:

- Additional system growth could be absorbed and Edwards water use likely decreased by
  - Reducing the morning block from 5 hours to 4
  - And increasing the evening block from 2 hours to 3

How much would this help Garden Ridge?

- Without knowing how our customers would react to such a change, only a guess can be made

Word on the Street #8

We can fix all of our problems by charging the higher users more money

Word on the Street #8 – continued

Facts:

- Higher rates would tend to reduce overall water consumption
- However higher rates would not alleviate the operational issues caused by everyone who has a lawn irrigation system
- Rates will be a key component in managing our water system
- However, rates alone will not fix all of Garden Ridge's water supply and usage issues.

Overall Conclusions

Summary

- The water situation is complex and no one simple solution will solve all the problems
- Garden Ridge needs to manage the risk associated with the single Trinity well and its aquifer – drought management plan
- There are short term supply, operational and pressure issues that need to be addressed
- Designated watering days are critical to the security and operation of the system
- The primary driver for additional water supplies and system infrastructure is the need to water our grass – Garden Ridge needs to determine how much watering is cost effective for the City
- Our rate structure needs to give a better price signal on the total cost of supplying water and recognize our growing commercial base
- Conservation alone (price induced or otherwise) will not fix our water problems and conservation takes time
- Without a significant change in watering use, Garden Ridge will likely need new supplies of water within the next 3 to 4 years

Conclusion

- We need a comprehensive, strategic approach to address all of the issues
  - Risk
  - Demand
  - Supply
  - Infrastructure
    - Storage
    - Pipes
- We need to develop a Strategic Water Plan

Short Term Tasks – Proposed Schedule

Action	Start	Target Completion
Reactivate Involvement in Local Planning Groups	Now	Ongoing
Conduct Initial Water Pressure Study	Underway	Nov. 2013
Conduct Developer Water Rights Study	Sept. 2013	Dec. 2013
Document Water System Contingency Plans	Sept. 2013	Dec. 2013
Conduct Interim Water Rate Increase Study	Sept. 2013	Jan. 2014
Study using IDR Meters for Load Research	Sept. 2013	Jan. 2014
Develop Initial Public Awareness Campaign	Oct. 2013	Dec. 2013
Conduct Saturday and Sunday Watering Days Implementation Study	Oct. 2013	Jan. 2014
Update Drought Management Plan	Oct. 2013	Mar. 2014
Investigate a Possible Top Off SCADA Program	Nov. 2013	Feb. 2014

Long Term Tasks - Proposed Schedule

Action	Start	Target Completion
Develop a Strategic Water Plan	Now	May 2014
Review and Evaluate Texas Water Development Board's Best Practices	Jan. 2014	Dec. 2014
Conduct a Detailed Cost Benefit Analysis of All Future Supply Options	May 2014	May 2015
Develop Strategies to Reduce Dependency on a Single Trinity Well	May 2014	May 2015
Conduct Baseline Cost of Service and Long Range Water Rate Design Studies	Oct. 2014	Mar. 2015

The Time to Start is NOW!

- Our water problem is not unique
- Our water problem, while complex, is solvable
- We need to "get by" the next two summers
- We need to start planning now

"If you don't know where you are going, you'll end up someplace else"
– Yogi Berra

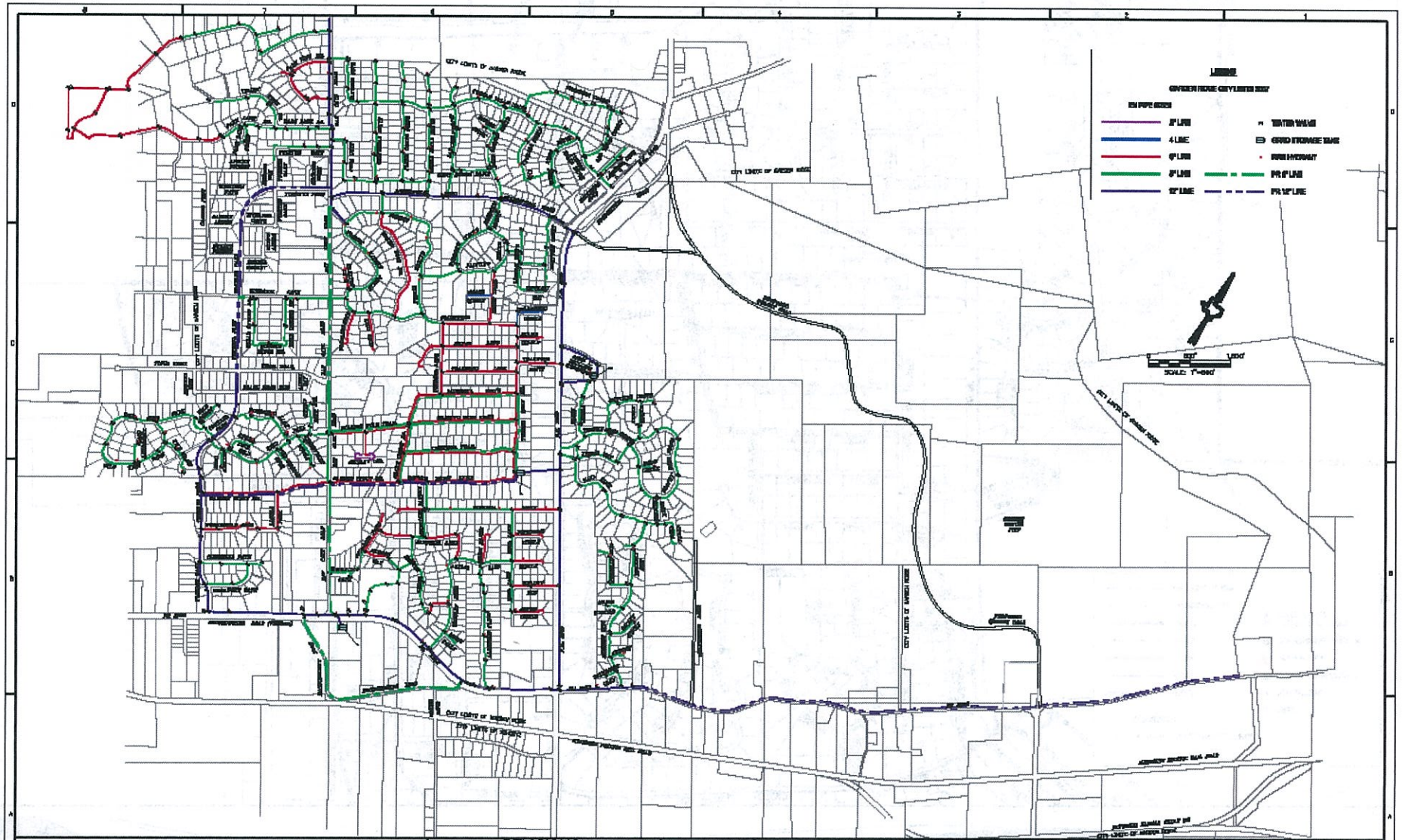
City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.
August 27, 2013
Patrick Lackey, P.E.
Garry Montgomery, P.E.

Current Master Plan

- Completed in 2009, Identifying 5 Projects that needed to be constructed to meet TCEQ minimums at average daily flows.
- Region L data shows the City of Garden Ridge at 323 gpdpc currently.
- Currently 4 digital pressure loggers are gathering data to update the model with pressures experienced in the system under current water usage.
- In the 2009 Master Plan, one project identified was a 8-inch waterline from FM 2252 to Schoenthal Road along Bat Cave Road.
- This project would provide a looping connection to the CIP project waterlines that will be constructed within the next year and provide a direct link to the Forest Waters/Schoenthal Road service area. This proposed 8-inch waterline loops three water sources the City currently has; the FM 2252 plant, the Timber Rose well and the FM 3009 water plant.
- We were asked to provide the cost of installing 7780 linear feet of 12-inch watermain along Bat Cave from FM 2252 to Schoenthal. The design, survey, easement acquisition, and complete construction is estimated at $1,400,920.
- If we connect the existing 8-inch waterlines along Bat Cave we can reduce the cost to $858,523 by installing approximately 4800 linear feet of 8-inch watermain.
- Once the model is updated with data from the pressure loggers we can quantify the benefits of constructing the 12-inch watermain versus the proposed 8-inch and evaluate the cost increase for the benefit received.



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1011 W. COUNTY LINE ROAD, SUITE D
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-625-3000
FAX-(830)-625-3501

REVISIONS

NO.	REVISION	APPRV.	DATE

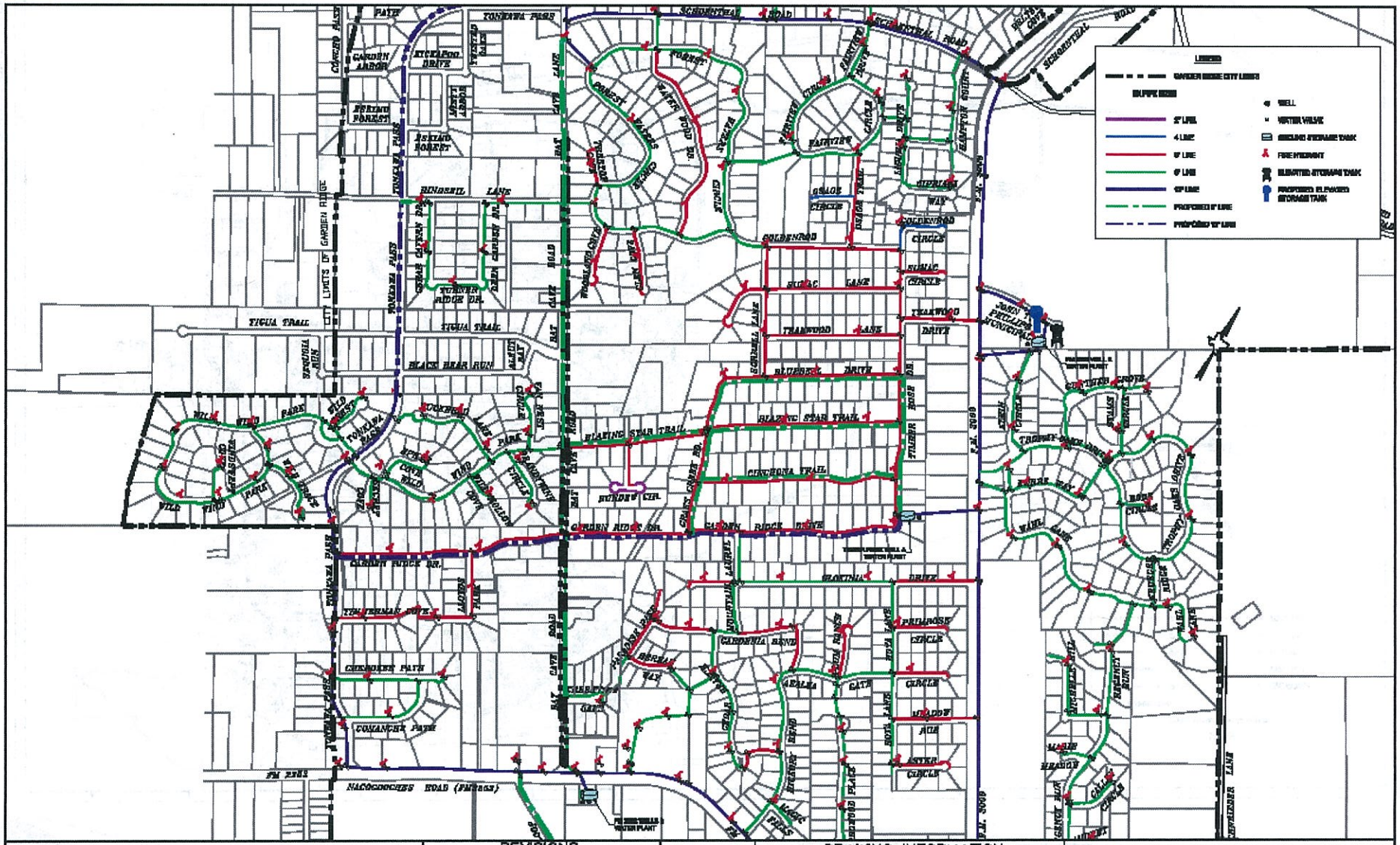
DRAWING INFORMATION

DESIGNED BY:	TJC	SCALE:	AS SHOWN
DRAWN BY:	TJC	DATE:	02/2009
CHECKED BY:	RWH	PROJECT NO:	6025-04
APPROVED BY:	PAL	PLOT DATE:	4/17/2009
FILE NAME:		PLOT SCALE:	
REGARDING:	SUBMITTAL		

CITY OF GARDEN RIDGE

WATER SYSTEM

SHEET: 1 OF 1



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REVISIONS			
NO.	REVISION	APPR.	DATE

DRAWING INFORMATION	
DESIGNED BY:	SCALE:
DRAWN BY: RV	DATE:
CHECKED BY:	PROJECT NO:
APPROVED BY:	PLOT DATE:
FILE NAME:	PLOT SCALE:
REMARKS:	

CITY OF GARDEN RIDGE

WATER SYSTEM

SHEET 1 OF 1

Action Items:

- Define the Living Unit Equivalent (LUE) desired for the City with 1" meters.
- Update the model with pressure logger data and desired LUE demands.
- Update the Water Master Plan with current water demands, evaluate water rates and restrictions.
- Identify the projects needed to maintain this standard within the City.
- Model the identified projects to rank priority projects with greatest benefit for the associated costs.

Daily Max Edwards Aquifer Water Withdrawals
August 1st thru August 31st

	Stage 3 35% Reduction					Stage 4 40% Reduction			
Date	Max Amount	Withdrawn Amount	Ac/Ft Used	Ac/Ft Left	***Edwards Level***	Max Amount	Withdrawn Amount	Ac/Ft Used	Ac/Ft Left
1	598,703	718,000	2.203	54.755	637.1	552,653			
2	598,703	803,000	2.464	52.291	636.5	552,653			
3	598,703	0	0	52.291	636.7	552,653			
4	598,703	113,000	0.346	51.945	637.3	552,653			
5	598,703	1,078,000	3.308	48.637	636.6	552,653			
6	598,703	772,000	2.369	46.268	635.5	552,653			
7	598,703	968,000	2.970	43.298	634.7	552,653			
8	598,703	717,000	2.200	41.098	634.5	552,653			
9	598,703	842,000	2.386	38.712	634.6	552,653			
10	598,703	0	0	38.712	635.8	552,653			
11	598,703	64,000	.181	38.531	635.8	552,653			
12	598,703	1,032,000	2.924	35.607	634.8	552,653			
13	598,703	749,000	2.298	33.309	633.9	552,653			
14	598,703	790,000	2.424	30.885	633.7	552,653			
15	598,703	616,000	1.890	28.995	633.5	552,653			
16	598,703	1,165,000	3.575	25.42	633.5	552,653			
17	598,703	0	0	25.42	634.0	552,653			
18	598,703	252,000	.773	24.647	634.7	552,653			
19	598,703	1,223,000	3.753	20.894	634.1	552,653			
20	598,703	567,000	1.740	19.154	632.4	552,653			
21	598,703	705,000	2.163	16.991	632.8	552,653			
22	598,703	865,000	2.654	14.337	633.2	552,653			
23	598,703	908,000	2.786	11.551	632.7	552,653			
24	598,703	0	0	11.551	633.1	552,653			
25	598,703	47,000	0.144	11.407	634.0	552,653			
26	598,703	435,000	1.334	10.073	633.3	552,653			
27	598,703				633.7	552,653			
28	598,703					552,653			
29	598,703					552,653			
30	598,703					552,653			
31	598,703					552,653			

Maximum Withdrawal Amount in AC/FT:
56.958 Ac/Ft

Maximum Withdrawal Amount in AC/FT:
52.577 Ac/Ft

Maximum Acre Foot Usage Per Day:
1.837 Ac/Ft or 598,703.89 gals

Maximum Acre Foot usage Per Day:
1.696 Ac/Ft or 552,653.78 gals

Trinity Well - Static Level: 180.0' Drawdown Level: 99.9' as of 8/27/13 @ 8:37 am EAA 10 day avg.: 633.4

Water Commission

As Of 27 August 2013

	2012						2013						
	Edwards		Trinity		Total	Quarterly	Edwards		Trinity		Total	Quarterly	
	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	
January	167,000	0.51	17,096,000	52.47	**52.98**		193,000	0.59	17,104,000	52.49	**53.08**		**Actual**
February	0	0	12,196,000	37.43	**37.43**		667,000	2.05	18,660,000	57.27	**59.31**		
March	24,000	0.07	18,648,000	57.23	**57.3**	**147.71**	3,051,000	9.36	21,471,000	65.89	**75.26**	**187.65**	
April	7,543,000	23.15	30,116,000	92.42	**115.57**		6,756,000	20.73	12,081,000	37.08	**57.81**		
May	6,010,000	18.44	23,401,000	71.82	**90.26**		7,717,000	23.68	14,040,000	43.09	**66.77**		
June	14,153,000	43.43	31,006,000	95.15	**138.59**	**344.42**	3,556,000	10.91	18,311,000	56.19	**67.11**	**191.69**	
July	8,502,000	26.09	26,330,000	80.8	**106.9**		8,395,000	25.76	18,447,000	56.61	**82.38**		
August	18,440,000	56.59	29,504,000	90.54	**147.13**		15,339,000	47.07	23,739,000	72.85	**119.93**		
September	6,597,000	20.25	23,995,000	73.64	**93.88**	**347.91**	0	0.00	0	0.00	**0.00**	**202.30**	
October	2,324,000	7.13	23,669,000	72.64	**79.77**		0	0.00	0	0.00	**0.00**		
November	3,566,000	10.94	23,382,000	71.76	**82.7**		0	0.00	0	0.00	**0.00**		
December	812,000	2.49	22,113,000	67.86	**70.35**	**232.82**	0	0.00	0	0.00	**0.00**	**0.00**	
TOTAL	68,138,000	209.11	281,456,000	863.76	**1,072.86**		45,674,000	140.17	143,853,000	441.47	**581.64**		
	Total Edwards Allocation 552.567 **Returned 263.497**						*Total Edwards Allocation 568.567*						**568.267**

Current Edwards Permits

Allocated Pumpage		CO00139	P100-767	447.451 Acre Feet
Purchase		BE 00109I	P100-327	2 Acre Feet
Purchase		ME 00417D	P101-185	1.301 Acre Feet
Purchase		ME 00479I	P101-315	3.895 Acre Feet
Purchase		UV 00437I	P101-699	2 Acre Feet
Purchase		UV 00461I	P101-752	4 Acre Feet
Purchase		UV 00478I	P101-801	2 Acre Feet
Purchase		UV 00537H	P101-959	2 Acre Feet
Purchase		UV 00576I	P102-040	14 Acre Feet
Purchase		UV 00630G	P102-146	1.76 Acre Feet
Purchase		BE 00081AE	P100-200	62 Acre Feet
Transfer		CO00119AA	P100-767	3 Acre Feet
Transfer		CO00118B	P103-312	4.5 Acre Feet
Transfer		CO00119AA	P102-416	2 Acre Feet
Transfer		CO00119AA	P102-564	0.66 Acre Feet
Lease		CO00129	P100-745	15 Acre Feet
Transfer	K. Zar Pool	UV00435	P106-186	1 Acre Foot
Total	**Edwards**	**Allocation**		**568.567 Acre Feet**

Lease BVFD 1/1/13 - 12/31/13 -0.300 Acre Feet

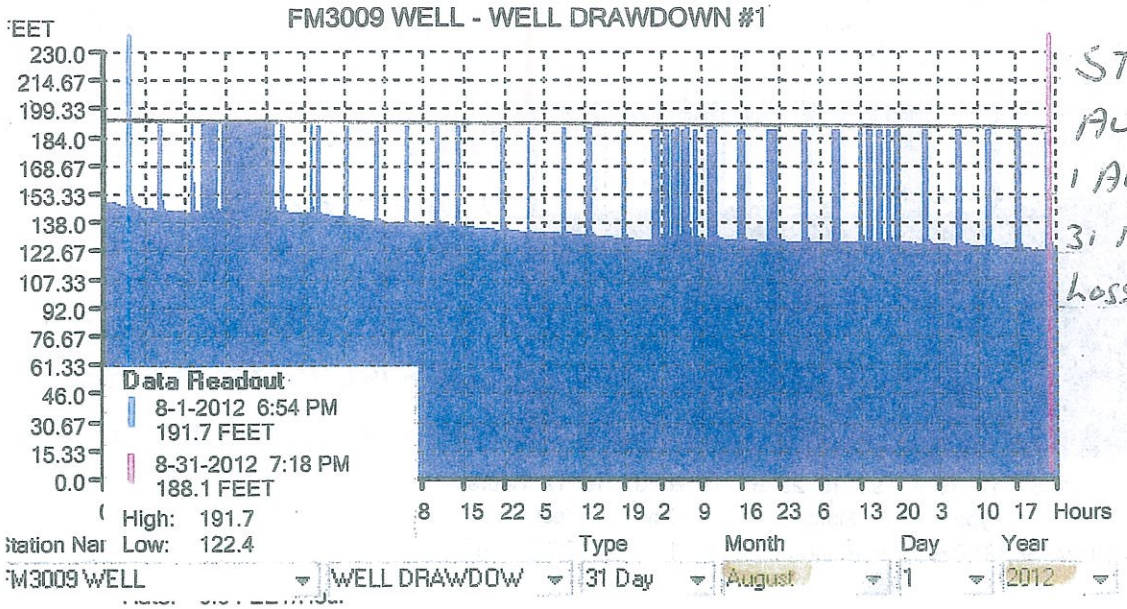
Total Available Edwards Water 568.267 Acre Feet

185,170,370.2 gals

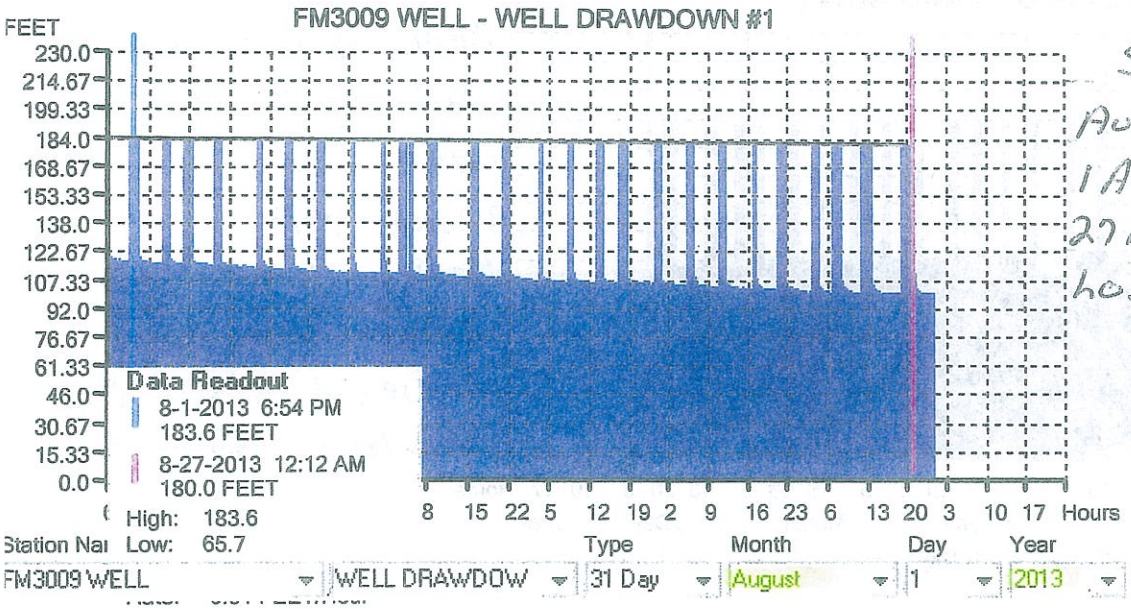
Trinity Static level 180.0' Drawdown 99.0'

Average usage per connection: 25,846 gals. 1512 Connections

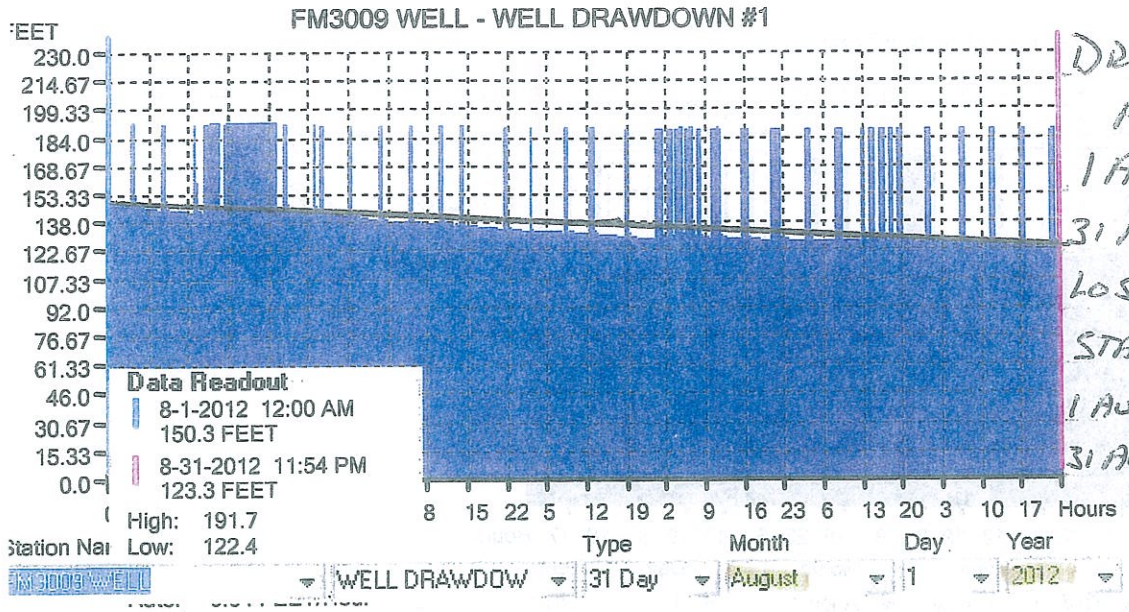
Average Daily Usage: 8/1-8/27 1,503,050 gals.



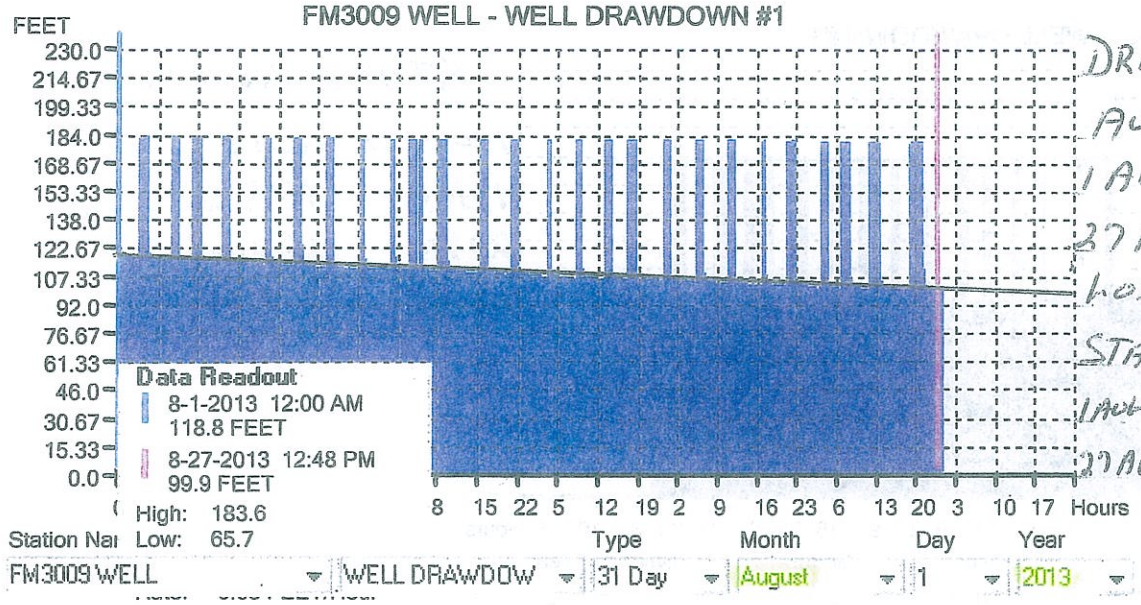
STATIC LEVELS
AUGUST 2012
1 AUG - 191.7'
31 AUG - 188.1'
LOSS 3.6'



STATIC LEVELS
AUGUST 2013
1 AUG - 183.6'
27 AUG - 180.0'
LOSS 3.6'



DRAW DOWN LEVELS
AUGUST 2012
1 AUG - 150.3'
31 AUG - 123.3'
LOSS - 27'
STATIC - DRAW DOWN LV
1 AUG - 191.7' - 150.3' = 41.4'
31 AUG - 188.1' - 123.3' = 64.8'



DRAW DOWN LEVELS
AUGUST 2013
1 AUG - 118.8'
27 AUG - 99.9'
LOSS - 18.9'
STATIC - DRAW DOWN LVL
1 AUG 183.6' - 118.8' = 64.8'
27 AUG 180.0' - 99.9' = 80.1'

STAGE 3 WATERING SCHEDULE

◄ Aug 2013 **~ September 2013 ~** Oct 2013 ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 NO WATERING	2 3:00am – 8:00am Addresses ending in "Zero to One (0-1)" 8:00pm – 10:00pm Addresses ending in "Zero to One (0-1)"	3 3:00am – 8:00am Addresses ending in "Two to Three (2-3)" 8:00pm – 10:00pm Addresses ending in "Two to Three (2-3)"	4 3:00am – 8:00am Addresses ending in "Four to Five (4-5)" 8:00pm – 10:00pm Addresses ending in "Four to Five (4-5)"	5 3:00am – 8:00am Addresses ending in "Six to Seven (6-7)" 8:00pm – 10:00pm Addresses ending in "Six to Seven (6-7)"	6 3:00am – 8:00am Addresses ending in "Eight to Nine (8-9)" 8:00pm – 10:00pm Addresses ending in "Eight to Nine (8-9)"	7 NO WATERING
8 NO WATERING	9 4:00am – 8:00am Addresses ending in "Zero (0)" 8:00pm – 11:00pm Addresses ending in "Zero (0)"	10 4:00am – 8:00am Addresses ending in "Two (2)" 8:00pm – 11:00pm Addresses ending in "Two (2)"	11 4:00am – 8:00am Addresses ending in "Four (4)" 8:00pm – 11:00pm Addresses ending in "Four (4)"	12 4:00am – 8:00am Addresses ending in "Six (6)" 8:00pm – 11:00pm Addresses ending in "Six (6)"	13 4:00am – 8:00am Addresses ending in "Eight (8)" 8:00pm – 11:00pm Addresses ending in "Eight (8)"	14 NO WATERING
15 NO WATERING	16 4:00am – 8:00am Addresses ending in "One (1)" 8:00pm – 11:00pm Addresses ending in "One (1)"	17 4:00am – 8:00am Addresses ending in "Three (3)" 8:00pm – 11:00pm Addresses ending in "Three (3)"	18 4:00am – 8:00am Addresses ending in "Five (5)" 8:00pm – 11:00pm Addresses ending in "Five (5)"	19 4:00am – 8:00am Addresses ending in "Seven (7)" 8:00pm – 11:00pm Addresses ending in "Seven (7)"	20 4:00am – 8:00am Addresses ending in "Nine (9)" 8:00pm – 11:00pm Addresses ending in "Nine (9)"	21 NO WATERING
22 NO WATERING	23 4:00am – 8:00am Addresses ending in "Zero (0)" 8:00pm – 11:00pm Addresses ending in "Zero (0)"	24 4:00am – 8:00am Addresses ending in "Two (2)" 8:00pm – 11:00pm Addresses ending in "Two (2)"	25 4:00am – 8:00am Addresses ending in "Four (4)" 8:00pm – 11:00pm Addresses ending in "Four (4)"	26 4:00am – 8:00am Addresses ending in "Six (6)" 8:00pm – 11:00pm Addresses ending in "Six (6)"	27 4:00am – 8:00am Addresses ending in "Eight (8)" 8:00pm – 11:00pm Addresses ending in "Eight (8)"	28 NO WATERING
29 NO WATERING	30 4:00am – 8:00am Addresses ending in "One (1)" 8:00pm – 11:00pm Addresses ending in "One (1)"	**Notes:** This calendar applies only to watering with an irrigation system, soaker hose, or sprinkler system.				

Created with WinCalendar Calendar Creator

More Templates: 2013 Calendar, 2014 Calendar

STAGE 3 WATERING SCHEDULE

◄ Sep 2013 **~ October 2013 ~** Nov 2013 ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 4:00am – 8:00am Addresses ending in "Three (3)" 8:00pm – 11:00pm Addresses ending in "Three (3)"	**2** 4:00am – 8:00am Addresses ending in "Five (5)" 8:00pm – 11:00pm Addresses ending in "Five (5)"	**3** 4:00am – 8:00am Addresses ending in "Seven (7)" 8:00pm – 11:00pm Addresses ending in "Seven (7)"	**4** 4:00am – 8:00am Addresses ending in "Nine (9)" 8:00pm – 11:00pm Addresses ending in "Nine (9)"	**5** NO WATERING
6 NO WATERING	**7** 4:00am – 8:00am Addresses ending in "Zero (0)" 8:00pm – 11:00pm Addresses ending in "Zero (0)"	**8** 4:00am – 8:00am Addresses ending in "Two (2)" 8:00pm – 11:00pm Addresses ending in "Two (2)"	**9** 4:00am – 8:00am Addresses ending in "Four (4)" 8:00pm – 11:00pm Addresses ending in "Four (4)"	**10** 4:00am – 8:00am Addresses ending in "Six (6)" 8:00pm – 11:00pm Addresses ending in "Six (6)"	**11** 4:00am – 8:00am Addresses ending in "Eight (8)" 8:00pm – 11:00pm Addresses ending in "Eight (8)"	**12** NO WATERING
13 NO WATERING	**14** 4:00am – 8:00am Addresses ending in "One (1)" 8:00pm – 11:00pm Addresses ending in "One (1)"	**15** 4:00am – 8:00am Addresses ending in "Three (3)" 8:00pm – 11:00pm Addresses ending in "Three (3)"	**16** 4:00am – 8:00am Addresses ending in "Five (5)" 8:00pm – 11:00pm Addresses ending in "Five (5)"	**17** 4:00am – 8:00am Addresses ending in "Seven (7)" 8:00pm – 11:00pm Addresses ending in "Seven (7)"	**18** 4:00am – 8:00am Addresses ending in "Nine (9)" 8:00pm – 11:00pm Addresses ending in "Nine (9)"	**19** NO WATERING
20 NO WATERING	**21** 4:00am – 8:00am Addresses ending in "Zero (0)" 8:00pm – 11:00pm Addresses ending in "Zero (0)"	**22** 4:00am – 8:00am Addresses ending in "Two (2)" 8:00pm – 11:00pm Addresses ending in "Two (2)"	**23** 4:00am – 8:00am Addresses ending in "Four (4)" 8:00pm – 11:00pm Addresses ending in "Four (4)"	**24** 4:00am – 8:00am Addresses ending in "Six (6)" 8:00pm – 11:00pm Addresses ending in "Six (6)"	**25** 4:00am – 8:00am Addresses ending in "Eight (8)" 8:00pm – 11:00pm Addresses ending in "Eight (8)"	**26** NO WATERING
27 NO WATERING	**28** 4:00am – 8:00am Addresses ending in "One (1)" 8:00pm – 11:00pm Addresses ending in "One (1)"	**29** 4:00am – 8:00am Addresses ending in "Three (3)" 8:00pm – 11:00pm Addresses ending in "Three (3)"	**30** 4:00am – 8:00am Addresses ending in "Five (5)" 8:00pm – 11:00pm Addresses ending in "Five (5)"	**31** 4:00am – 8:00am Addresses ending in "Seven (7)" 8:00pm – 11:00pm Addresses ending in "Seven (7)"	**Notes:** This calendar applies only to watering with an irrigation system, soaker hose, or sprinkler system	

Created with WinCalendar Calendar Maker

Download: 2013 Calendar Template, 2014 Calendar Template

STAGE 3

Stage Three Alert begins when the Edwards Aquifer Authority Test Well J-17 level reaches **640** feet mean sea level at the monitored well and is declared by the Edwards Aquifer Authority (EAA) and/or at the discretion of the Mayor, City of Garden Ridge.

1. Watering with an irrigation system, soaker hose or sprinkler is permitted every other week beginning on the second Monday after Stage III has been declared and only on designated watering day from 4 a.m. – 8 a.m. and 8 p.m. – 11 p.m.

   A watering day calendar based upon the last digit of each address will be prepared, distributed and posted monthly during Stage 3 watering restrictions.

   Areas without a street address, such as medians, neighborhood entryways or common areas water as if their address ended in a 2.

2. Watering with a drip irrigation or 5 gallon bucket permitted during the hours of 3 a.m. to 8 a.m. and 8 p.m. to 10 p.m. Monday, Wednesday and Friday.

3. Watering with a hand held hose permitted any day, any time.

4. Watering newly planted landscapes permitted only with a variance from Garden Ridge City Council.

5. Washing cars at home is permitted any day at any time over landscape or other surface where run off is minimized and with the use of hose using automatic shut-off nozzle or bucket of 5 gallons or less. Water runoff into streets is prohibited.

6. Water runoff onto streets is prohibited.

7. No person may use groundwater or city provided water for an ornamental outdoor fountain or similar feature.

8. No building permits will be issued for the construction of new swimming pools. The City Administrator may grant a variance for the construction of a swimming pool with proof that water for construction and filling of the pool will be brought in from a water source outside of the city.

9. Filling of existing swimming pools is prohibited unless at least 30% of the water is obtained from a source other than City provided. Groundwater may be used to replenish swimming pools to maintenance levels. Drainage of swimming pools is permitted only onto a permeable surface or onto a pool deck where water is transmitted directly to a permeable surface.

10. Water customers subject to a 100% surcharge for use over 45,000 gallons.

This does not apply to non- potable water, gray water, or treated effluent.

Stage 3 restrictions continue until there is an announcement that Stage 3 has been canceled or that Stage 4 is in effect.

10. Restrictions apply to well users.

This does not apply to non- potable water, gray water, or treated effluent.

Stage 2 restrictions continue until there is an announcement that Stage 2 has been canceled or that Stage 3 is in effect.

STAGE 3

Stage Three Alert begins when the Edwards Aquifer Authority Test Well J-17 level reaches **640** feet mean sea level at the monitored well and is declared by the Edwards Aquifer Authority (EAA) and/or at the discretion of the Mayor, City of Garden Ridge.

1. Watering with an irrigation system, soaker hose or sprinkler is permitted every other week beginning on the second Monday after Stage III has been declared and only on designated watering day from 3 a.m. – 8 a.m. and 8 p.m. – 10 p.m.

Last Digit of Address	**Day**
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday

Areas without a street address, such as medians, neighborhood entryways or common areas water on Wednesdays.

2. Watering with a drip irrigation or 5 gallon bucket permitted during the hours of 3 a.m. to 8 a.m. and 8 p.m. to 10 p.m. Monday, Wednesday and Friday.

3. Watering with a hand held hose permitted any day, any time.

4. Watering newly planted landscapes permitted only with a variance from Garden Ridge City Council.

5. Washing cars at home is permitted any day at any time over landscape or other surface where run off is minimized and with the use of hose using automatic shut-off nozzle or bucket of 5 gallons or less. Water runoff into streets is prohibited.

6. Water runoff onto streets is prohibited.

7. No person may use groundwater or city provided water for an ornamental outdoor fountain or similar feature.

8. No building permits will be issued for the construction of new swimming pools. The City Administrator may grant a variance for the construction of a swimming pool with proof that water for construction and filling of the pool will be brought in from a water source outside of the city.

9. Filling of existing swimming pools is prohibited unless at least 30% of the water is obtained from a source other than City provided. Groundwater may be used to replenish swimming

pools to maintenance levels. Drainage of swimming pools is permitted only onto a permeable surface or onto a pool deck where water is transmitted directly to a permeable surface.

10. Water customers subject to a 100% surcharge for use over 45,000 gallons.

This does not apply to non- potable water, gray water, or treated effluent.

Stage 3 restrictions continue until there is an announcement that Stage 3 has been canceled or that Stage 4 is in effect.

STAGE 4

Stage Four Alert begins when the Edwards Aquifer Authority Test Well J-17 level reaches **630** feet mean sea level at the monitored well and is declared by the Edwards Aquifer Authority (EAA) and/or at the discretion of the Mayor, City of Garden Ridge.

1. All restrictions in Stage 3.
2. Water customers subject to a 200% surcharge for use over 45,000 gallons.
3. Additional restrictions on water use may be established at the discretion of the City Council.

This does not apply to non- potable water, gray water, or treated effluent.

Stage 4 restrictions continue until there is an announcement that Stage 4 has been canceled or that Stage 5 is in effect.

STAGE 5

Stage Five Alert begins when declared by the Edwards Aquifer Authority (EAA) and/or at the discretion of the Mayor, City of Garden Ridge.

1. All restrictions in Stage 4.
2. Conditions as directed by the Mayor and City Council
3. Use Necessary for Public Health or Safety.
4. Notwithstanding any provision of these rules, groundwater may be used when and to the extent it is necessary to prevent danger to public health, safety or welfare or to the extent required by State or Federal law.
5. Water customers subject to a 200% surcharge for use over 45,000 gallons.

This does not apply to non- potable water, gray water, or treated effluent.

Resolution 307-092013
City of Garden Ridge

A RESOLUTION NOMINATING A CANDIDATE FOR THE
COMAL APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION

WHEREAS, the City of Garden Ridge has been notified of the upcoming Comal Appraisal District Board of Directors Election; and

WHEREAS, the City of Garden Ridge is entitled to vote and may nominate a candidate by resolution for inclusion on the official ballot for the Comal Appraisal District Board of Directors Election; and

WHEREAS, the City of Garden Ridge desires to nominate a candidate and submits the nomination before October 15, 2013.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS:

That, the City of Garden Ridge nominates Randy Maschek, 22024 Senna Hills Dr., Garden Ridge, Texas as a candidate for the Comal Appraisal District Board of Directors Election and directs that an original copy of this Resolution be forwarded to Curtis Koehler, Chief Appraiser, Comal Appraisal District.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this 4th day of September, 2013.

_____
Andrew Dalton, Mayor

ATTEST:

_____
Shelley Goodwin, City Secretary

SCOTT WATSON
CHAIRMAN

DAN KRUEGER
VICE CHAIRMAN

GARY BOLDT
SECRETARY

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

CURTIS KOEHLER
CHIEF APPRAISER

CRAIG HALL
MEMBER

RANDY MASCHEK
MEMBER

CATHY C. TALCOTT
MEMBER

August 12, 2013

Mr. Andrew Dalton
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

REF: Board of Directors Election

Section 6.03(g) of the Texas Property Tax Code states 'Each taxing unit that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the Board of Directors. The presiding officer of each governing body shall submit the names of the unit's nominees to the chief appraiser before October 15.'

For convenience we have attached a list of the current Board of Directors and whether or not the member is willing to serve again. Please submit the names of your nominees to this office no later than October 15, 2013 so they may be placed on the official ballot.

Sincerely,

Curtis Koehler, RPA/RTA
Chief Appraiser

Phone (830) 625-8597
Phone (830) 885-4975

www.comalad.org

Metro (830) 606-1407
Fax (830) 625-8500

SCOTT WATSON
CHAIRMAN

DAN KRUEGER
VICE CHAIRMAN

GARY BOLDT
SECRETARY

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

CURTIS KOEHLER
CHIEF APPRAISER

CRAIG HALL
MEMBER

RANDY MASCHEK
MEMBER

CATHY C. TALCOTT
MEMBER

COMAL APPRAISAL DISTRICT
BOARD OF DIRECTORS ELECTION

POSITION	MEMBER	2012 NOMINATING BODY	WILL ACCEPT 2014-2015 NOMINATION
Chairman	Scott R. Watson	CISD, Bulverde, Selma	No*
Vice Chairman	Dan Krueger	CISD, Selma	Yes
Secretary	Gary Boldt	CISD, Selma	Yes
Member	Craig Hall	Comal County	Yes
Member	Randy Maschek**	Garden Ridge, Comal County	Yes

*for personal reasons Mr. Watson will not be available to serve
**replaced vacated position of James Bower 6/10/13

Phone (830) 625-8597
Phone (830) 885-4975

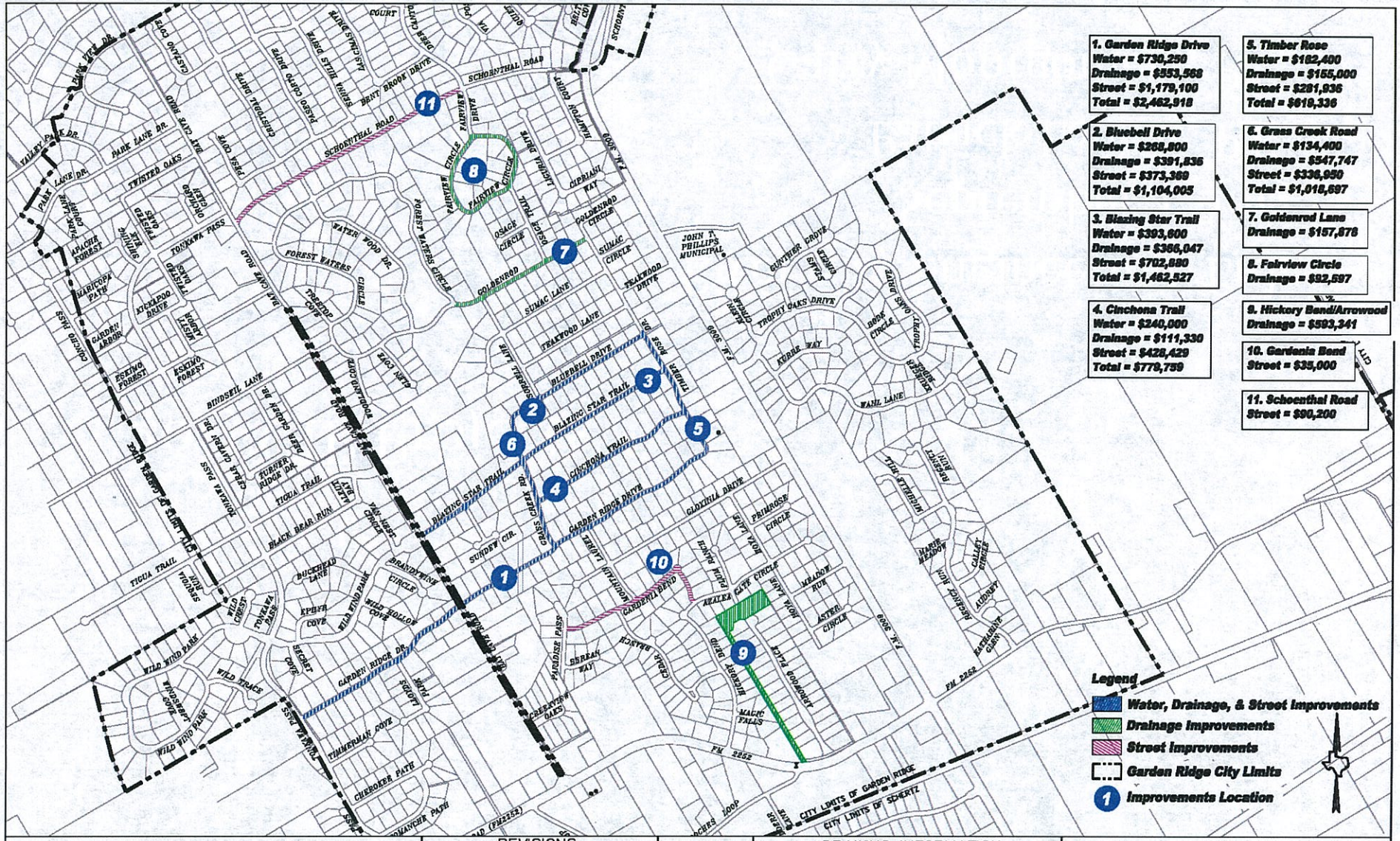
www.comalad.org

Metro (830) 606-1407

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.
September 4, 2013
Patrick Lackey, P.E.
Garry Montgomery, P.E.



RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING

3801 SOUTH I STREET
AUSTIN, TEXAS 78704-7047
PHONE-(512) 442-3008
FAX-(512) 442-6522

1011 W. COUNTY LINE ROAD, SUITE C
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3601

REVISIONS			
NO.	REVISION	APPD.	DATE

DRAWING INFORMATION	
DESIGNED BY:	SCALE:
DRAWN BY: AW	DATE:
CHECKED BY:	PROJECT NO:
APPROVED BY:	PLOT DATE:
FILE NAME:	PLOT SCALE:
REMARKS:	

CITY OF GARDEN RIDGE

TOP CONSTRUCTION PROJECTS

SHEET: 1 OF 1

Major Projects:

- **CIP Projects** – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs.
  - CPS expects to relocate one utility and will need to provide extra support and protection to other poles during construction.
  - Subsurface Utility Exploration is complete and we are verifying the existing depth of cover to the post construction depth of cover.
    - This will identify the areas where the asbestos concrete waterlines will need to be removed and the gas main will need to be lowered, if any.
  - Public Meeting was held August 28.
    - Discuss comments and questions raised at that meeting.
  - We are in the process of coordinating and permitting the 12" waterline crossing and paving across the Comal County portion of Bat Cave Road.
  - We will be advertising the project for bidding on September 6th, 2013.
  - We will be opening the bids received on September 24, and will report back to City Council on the bid results at the October 2, 2013 meeting.

Schoenthal Road Improvement Project

- Contractor to begin mobilizing this week.
- Notice has been provided to the City Administrator and posted to the website for traffic/resident concerns regarding construction timing.

Paul Davis Park Restroom Upgrade

- The construction progress has been slow.
- The foundation should be poured this week and we expect construction to progress more swiftly.

Elevated Storage Tank Project

- Project is complete and in service.
- The contractor has some clean up work to complete. We have received the closeout documents and final payment will be made and the contract closed out once that clean up is complete.

Name: Linda Brossman

Address: 9498 Cinchona Trl.

Contact number: 210-381-6145

Please provide a comment or a question regarding CIP Projects.

I would like to know if we could have st. augustine grass + if that is not an option, could we receive compensation so that we could install our own grass.

Other options could be a zeroscape - low water / pea gravel / crushed granite (?) I'd like to be informed of what is going in before it actually is placed on the lawn.

Name: James Pardaen for Walter Pardaen

Address: 9411 Bluebell

Contact number: 210 722-1628

Please provide a comment or a question regarding the CIP Projects.

What is planned to alleviate flooding down Teakwood to Bluebell. During heavy rainfall, water rushes behind the house to the north and spills over the berm before ~~t~~ it runs along Bluebell. This has flooded my dads house twice. Will that ditch be dredged out or a retaining wall built?

9433 Bluebell Drive
Garden Ridge, Tx. 78266
August 28, 2013

City of Garden Ridge
Attn. Nancy Cain, City Administrator

Subject: Ditch/flood plain on the north side of Bluebell Drive:

We will call Bluebell Drive an east-west street. A surveying pin was found and seen by River City Engineering (RCE) a few months ago on the north side of Bluebell. It is located between the Wallis property at 9345 Bluebell and the Pardaen property at 9411 Bluebell. RCE dug down about 8 to 10 inches to see the top of the pin. That means that 10 to 12 inches of dirt, silt, and debris have filled that ditch/flood plain since that pin was set. The pin is now marked by a piece of PVC pipe, so it can easily be found and seen.

In the late 70's and 80's, flood waters crossed from the north side of Bluebell to the south side of Bluebell at Sorrell Lane. The water now crosses more than three lots east of Sorrell Lane.

These facts show the degrading of the ditch/flood plain north of Bluebell Drive.

A fellow working for RCE told me about a finding that he thought was very worrisome. His concern is the large amount of seedlings and small trees growing in the flood plain. This problem flood plain is between 9424 Teakwood Lane and 9434 Teakwood Lane. More of this plugged flood plain is the rear portion of the 9424 Teakwood lot.

Yours truly,

Tom Nelson

Tom Nelson

cc: Dalton, Britan, RCE, Goddard

08/20/2013

City of Garden Ridge

I received the letter reference the meeting on August 28, 2013 reference drainage and CIP. I am unable to attend as I will be out of the area but do have concerns. Over the past several years I have complained regarding the drainage problems on Cinchona Trl and on several occasions the Public Works person has been out and looked at the problems. Prior to the City approving construction in the drainage layout, there were no problems. When the City allowed structures, mail boxes, driveways without pipe, and not maintaining the ditches the water was forced into the street and this created a flood situation in my yard. Feeble attempts have been made to correct the problem. Last visit the engineer came out and agreed the drainage had been altered. Royce says nothing constructive or informative and has never been in contact when I did not contact him first.

My question is "What is the City's intent on correcting the major damage to my backyard once this project is started?" Royce has watched this erosion for the last five years. Thank you.

Parus E. Dudley

August 16th, 2013

Honorable Andrew Dalton, Mayor
9400 Municipal Pkwy.
Garden Ridge, TX 78266

Re: Improvements to the Former City Buildings

Dear Mayor Dalton and City Council,

We have been honored and privileged to lease the former city buildings in Garden Ridge for the last 2 years or so. Our congregation has grown and flourished as a result of being able to meet in the old library and council chambers. We are grateful for the continued use of the facilities and property. Thank you for that privilege!

When we began our lease agreement 2 years ago we were able to make some improvements to the facility with new floor coverings, new paint and some modest décor changes. We would now like to make further improvements with your approval and blessing. These include the following:

(1) New Commercial Glass Doors – front and back on the library building (new keys would be furnished to the city upon installation)

(2) Exterior Buildings Painted – both library and council chambers

(3) Landscaping – would like to add some decorative rock (river rock) to some of the dirt areas in front of the old library.

(4) Remove the inside wall in the library building – not a load bearing wall . . . would just need to reroute some electrical boxes and ac ducts (this improvement would be on hold but would like pre-approval for doing at a later time)

(5) Parking Lot Striping – plan to restripe all the lines

With your approval we would like to go forward with these improvements at no charge to the city of Garden Ridge. All the work would be done by competent professionals with quality in mind. The only request beyond the improvements is that ***we would like to have at least one year extended lease to the buildings*** starting in October. We are now month to month and have agreed to move with a minimum of a month's notice. Because these improvements will be a sizeable investment from the church we would like to extend our time and have a longer commitment from the city.

If you would like to discuss this further, please contact me at 210-426-5423. Thank you for your time and consideration. We wish to remain a good tenant and use the facility to improve the quality and the lives of families and individuals in our community.

Sincerely,

Rev. Mike Gitchel

HighPoint Church

September 4, 2013

From: Garden Ridge Planning and Zoning Commission (Meeting August 13, 2013)

To: Garden Ridge City Council

Subject: Final Plat for the Woodlands of Garden Ridge Unit 2

a. Request by KFW for approval of the Final Plat for The Woodlands of Garden Ridge, Unit 2 located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road

Commission Recommendation on the Final Plat for
The Woodlands of Garden Ridge Unit 2

The Commission was very concerned with the continued use of the Twisted Oaks Emergency Entrance as a construction entrance. Although directed by the City to use only construction entrances on Bindseil or Bat Cave, the contractor continues to use Twisted Oaks Emergency Entrance to the detriment of that section of the road and the consternation of Twisted Oaks residents.

Despite numerous requests not to do so. the contractor repeatedly has removed the police barricades and continues to use the Twisted Oaks Emergency Entrance as a construction entrance.

Motion made and passed unanimously to recommend approval of the Final Plat for The Woodlands of Garden Ridge Unit 2 provided all construction traffic is stopped from using the Twisted Oaks Emergency Entrance effective August 14, 2013 and thereafter and the petitioner complies with the remainder of the City Engineer's letter.

If the contractor continues to wrongfully use the Twisted Oaks Emergency Entrance, the Commission recommends the Council withhold action on the Final Plat for the Woodlands of Garden Ridge Unit 2.

Samuel E. Stocks
Chair
Planning and Zoning Commission

Attachments:
August 13, 2013 Letter from River City Engineering signed by Garry Montgomery
August 6, 2013 Letter from Burt Wellmann, Project Manager, KFW Engineers

August 6, 2013

City of Garden Ridge
Attn: City Administrator
9400 Municipal Pkwy
Garden Ridge, TX 78266

Re: The Woodlands of Garden Ridge, Unit 2
Final Plat Submittal

Dear Ms. Cain,

Submitted for your review is the Final Plat for the aforementioned project as required by the City of Garden Ridge. The plat includes the street and lot layout for Unit 2 as well as necessary easements and setbacks.

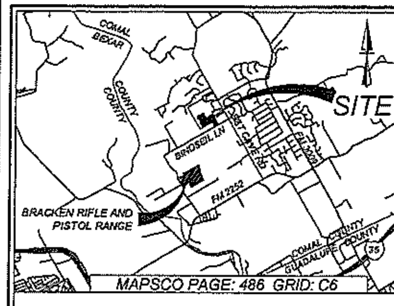
The project site is located on Bindseil Rd approximately 1,000 feet west of Bat Cave Rd. The Woodlands of Garden Ridge, Unit 2 consists of 32.45 acres and 33 single family residential lots. This development is entirely within the city limits of Garden Ridge and all lots within the subdivision meet the minimum required acreage of 0.75 acre. All streets in the subdivision are private. A portion of the property is also within the Edwards Aquifer Recharge Zone and Contributing Zone. A WPAP has been approved by TCEQ for this development.

Please review and accept the Final Plat for Unit 2 submitted for consideration by the Planning and Zoning Commission meeting on August 13, 2013. We have attached 2 copies of the Plat along with a check in the amount of $3,150.00 for required platting fees ($1,500 final plat fee plus $50 per lot engineering review fee). We appreciate your time and consideration in this matter. Should additional information be required, please contact me.

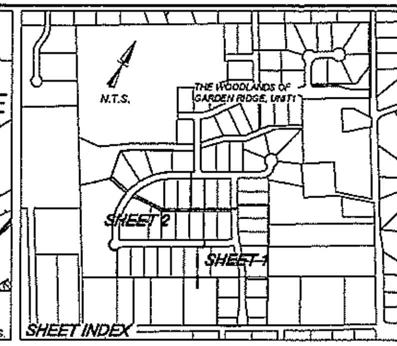
Sincerely,
KFW Engineers,

Burt Wellmann, P.E.
Project Manager

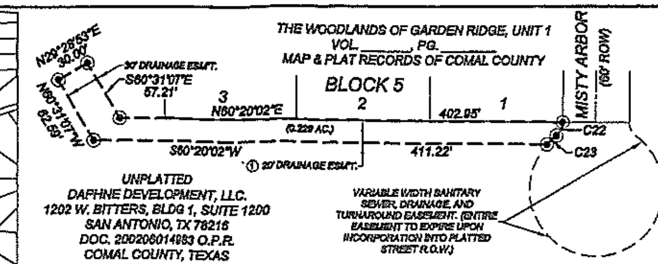
Cc: Garry Montgomery
River City Engineering



LOCATION MAP N.T.S.



SHEET INDEX



EXISTING DRAINAGE EASEMENT PLATTED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 1 (VOL.____. PG.___) TO BE ABANDONED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 2 SUBDIVISION PLAT

SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _______ DAY OF _______________, __________.

____
OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF _________________, ____________.

____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

____
REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF _________________, ____________.

____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

____
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

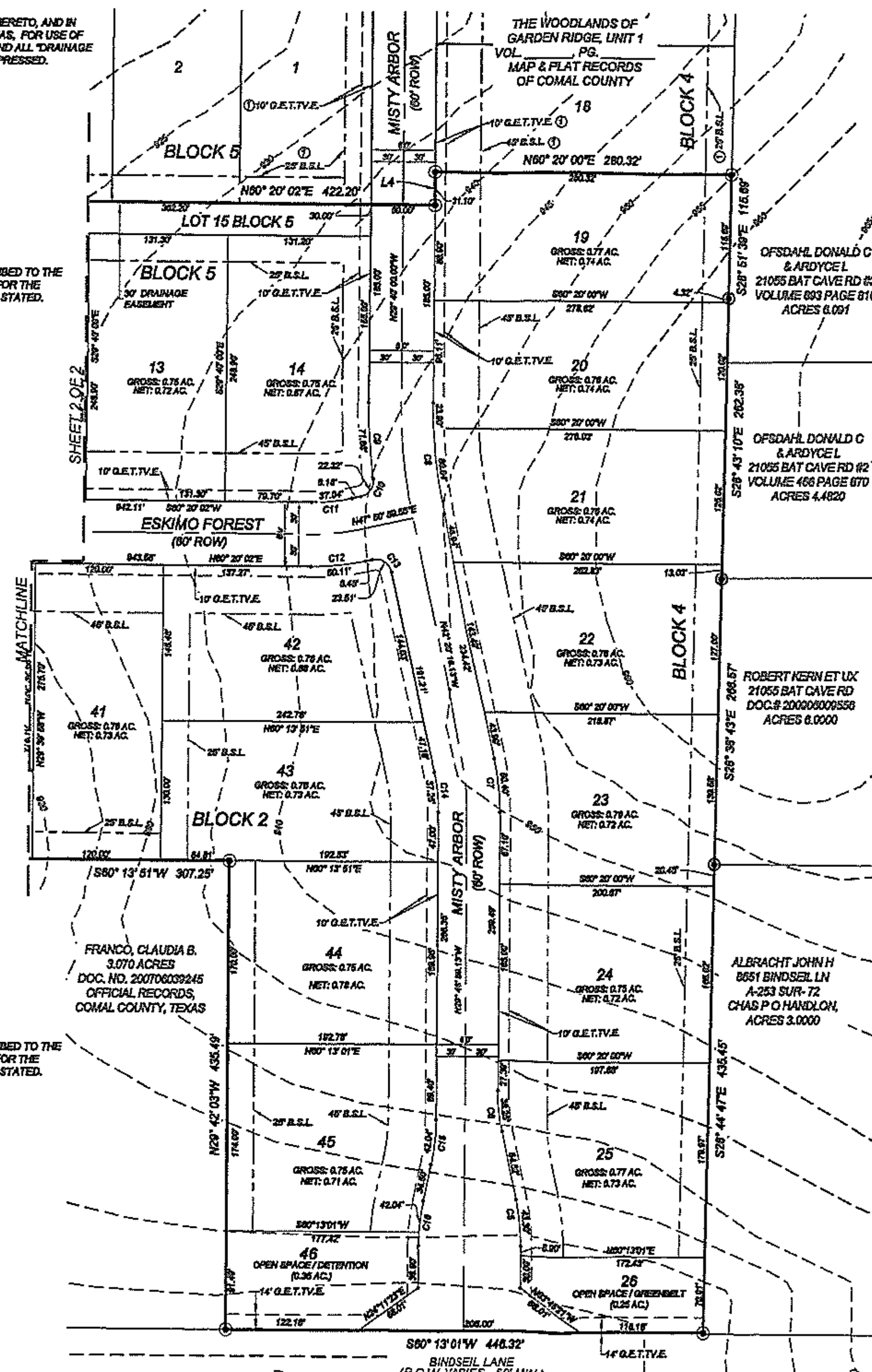
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF _________________, ____________.

____
NOTARY PUBLIC

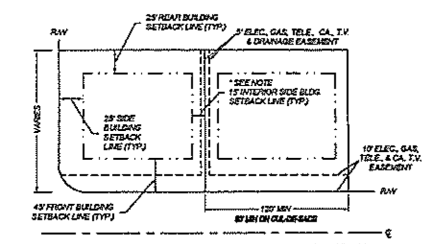
THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

____
CITY ENGINEER



NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5.
8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
10. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
11. ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
12. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
13. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODLANDS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
14. LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.



* A DETACHED GARAGE OR DETACHED ACCESSORY BUILDING MAY HAVE A SIDE YARD SETBACK OF NOT LESS THAN FIFTEEN (15) FEET PROVIDED THAT SUCH GARAGE OR ACCESSORY BUILDING IS LOCATED SEVENTY FIVE FEET OR MORE FROM THE FRONT PROPERTY LINE.

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

LEGEND

- F.I.R. = FOUND ½" IRON ROD
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.TV.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B. S. L. = BUILDING SETBACK LINE
- --715-- = EXISTING CONTOURS
- ① = PLATTED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 1

Line Table

Line #	Length	Direction
L1	51.49	N30° 58' 07"W
L2	10.97	N47° 18' 57"E
L3	15.89	S60° 20' 00"W
L4	31.10	N29° 40' 00"W
L5	10.97	N47° 18' 57"E
L6	27.87	N09° 11' 29"W
L7	15.89	S60° 20' 00"W
L8	30.00	S60° 20' 00"W
L9	20.00	N75° 30' 10"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	151.48	50.00	891.93	173°34'58"	99.84	N61° 51' 30"W
C2	19.50	20.00	10.60	55°52'07"	18.74	N2° 00' 04"W
C3	387.10	530.00	202.94	41°50'51"	378.56	N10° 00' 42"W
C4	23.67	15.00	15.11	90°25'47"	21.29	S15° 07' 06"W
C5	42.04	200.00	21.10	12°02'33"	41.96	N36° 46' 16"W
C6	42.04	200.00	21.10	12°02'33"	41.96	N36° 46' 16"W
C7	50.40	230.00	25.30	12°33'17"	50.30	N36° 03' 38"W
C8	80.04	470.00	40.12	9°45'25"	78.94	N37° 27' 33"W
C9	71.86	530.00	35.99	7°44'50"	71.81	S33° 32' 25"E
C10	22.32	15.00	13.81	85°15'50"	20.32	N5° 13' 05"E
C11	37.04	170.00	18.59	12°29'02"	36.97	N54° 05' 31"E
C12	50.11	230.00	25.15	12°29'02"	50.01	S54° 05' 31"W
C13	23.51	15.00	14.95	89°48'44"	21.18	N67° 14' 38"W
C14	37.25	170.00	18.70	12°33'17"	37.18	N36° 03' 38"W
C15	42.04	200.00	21.10	12°02'33"	41.96	N23° 45' 42"W
C16	42.04	200.00	21.10	12°02'33"	41.96	N23° 45' 42"W
C17	19.50	20.00	10.60	55°52'07"	18.74	S32° 23' 58"W
C18	23.48	50.00	11.95	26°53'00"	23.25	N17° 54' 28"E
C19	387.10	530.00	202.94	41°50'51"	378.56	N10° 00' 42"W
C20	271.75	470.00	139.79	33°07'41"	267.98	S5° 08' 08"E
C21	30.97	20.00	19.56	88°43'01"	27.97	S75° 18' 03"E
C22	13.91	15.00	7.50	53°07'36"	13.42	N03° 06' 05"W
C23	11.86	60.00	5.95	11°19'03"	11.83'	N17°49'13"E

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

KFW ENGINEERS & SURVEYING
FIRM 9513
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

SCALE: 1" = 100'
0' 50' 100' 150' 200'

C.P.S. NOTES:

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF COMAL

I, _________________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____________ A.D. _______ AT ____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME ___________ ON PAGE __________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF __________________ A.D. ________.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: ____________________________, DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____________ DAY OF ____________, _______.

BY: ______________________________
MAYOR

BY: ______________________________
CITY SECRETARY

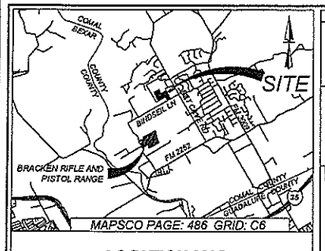
SUBDIVISION PLAT ESTABLISHING

THE WOODLANDS OF GARDEN RIDGE, UNIT 2

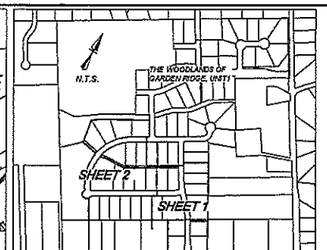
A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

Date: Aug 06, 2013, 1:20pm User ID: bwellmann
File: P:\205\11\03\Design\Civil\PLAT\PL2051103.dwg



LOCATION MAP N.T.S.



SHEET INDEX

SCALE : 1"= 100'

0' 50' 100' 150' 200'

LEGEND

F.I.R. =	FOUND ½" IRON ROD
S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
ESMT =	EASEMENT
O.P.R. =	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E. =	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B. S. L. =	BUILDING SETBACK LINE
— 715 — =	EXISTING CONTOURS
① =	PLATTED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 1

NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 29, BLOCK 4; AND LOT 15, BLOCK 5.
8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
10. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
11. ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
12. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
13. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODLANDS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
14. LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 29, BLOCK 4; AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

C.P.S. NOTES:

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, _____.

_____
OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

_____
REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

_____
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14503 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

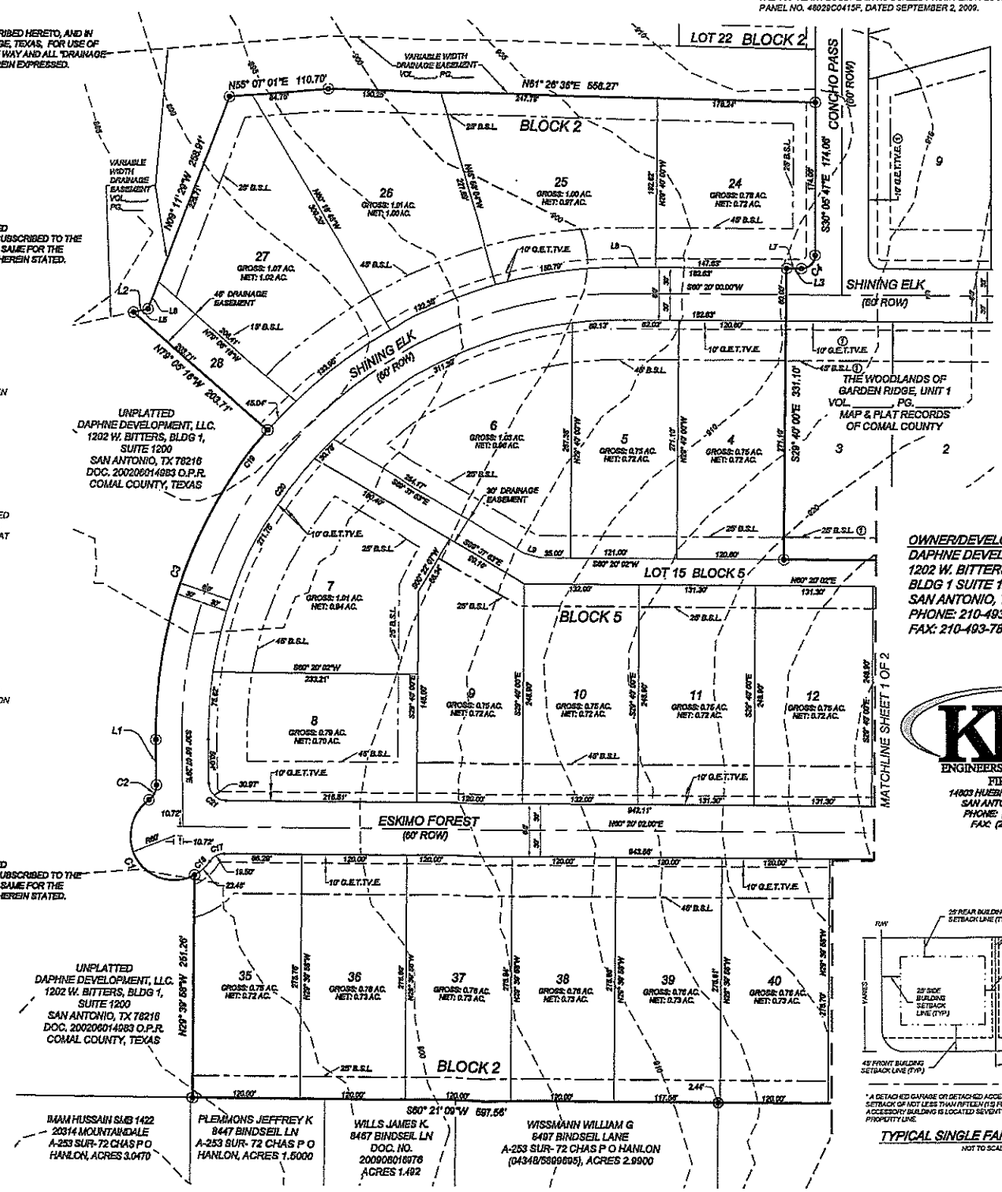
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

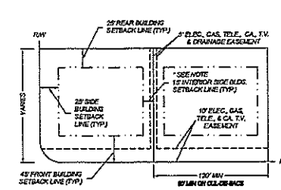
THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

_____
CITY ENGINEER



OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS,
BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

KFW ENGINEERS & SURVEYING
FIRM 9513
14503 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



* A DETACHED GARAGE OR DETACHED ACCESSORY BUILDING MAY HAVE A SIDE YARD SETBACK OF NOT LESS THAN FIFTEEN (15) FEET PROVIDED THAT SUCH GARAGE OR ACCESSORY BUILDING IS LOCATED SEVENTY FIVE FEET OR MORE FROM THE FRONT PROPERTY LINE.

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, _____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING

THE WOODLANDS OF GARDEN RIDGE, UNIT 2

A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

Date: Aug 06, 2013, 1:21pm User ID: bwellmann
File: P:\2051\1103\Design\Civil\PLAT\PL2051103.dwg

August 26, 2013

To: Mayor Dalton and City Council
From: City Administrator Cain

The Planning and Zoning Commission will be meeting in Special session on September 3, 2013 to consider the impervious cover variance, Master Plan and Special Use Permit being requested by Mr. Wes Kleckley on Lot 2 and Lot 3 of the Howell Park Subdivision. The information concerning the requests is included in this packet but the Planning and Zoning Commission recommendations for the impervious cover variance, Master Plan and Special Use Permit will be provided at the City Council meeting.

The City Council will conduct Public Hearings on all variances requested and the Special Use Permit for the aforementioned property at this meeting.

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS
CITY OF GARDEN RIDGE
CITY COUNCIL

The City Council of the City of Garden Ridge, Texas will conduct public hearings on Wednesday, September 4, 2013 at 6:00 p.m. The public hearings will be held in the City Council Chambers in the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearings will be to consider:

1) A petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   a) Ordinance 7 – Section 7.C. 1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas.
   b) Ordinance 7 – Section 7.C. 2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line.
   c) Ordinance 13 – Section 6.1.4.3.: – Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley.
   d) Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District.
   e) Ordinance 13 – Section 6.1.4.5., Impervious Cover: Requiring that impervious coverage shall not be more than one-third (1/3) of the lot area with petitioner requesting impervious cover of 48% on Lot 2 and 48% on Lot 3.

2) A petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

The public is invited and welcome to attend the public hearing to provide input.

S/: Shelley Goodwin, City Secretary

Please publish one time on August 16, 2013

Wes Kleckley – Howell Park Lots 2 & 3

MASTERPLAN

OFFICE BUILDING (LOT 3)

LOT AREA = 43,604 SF (1.001 AC)

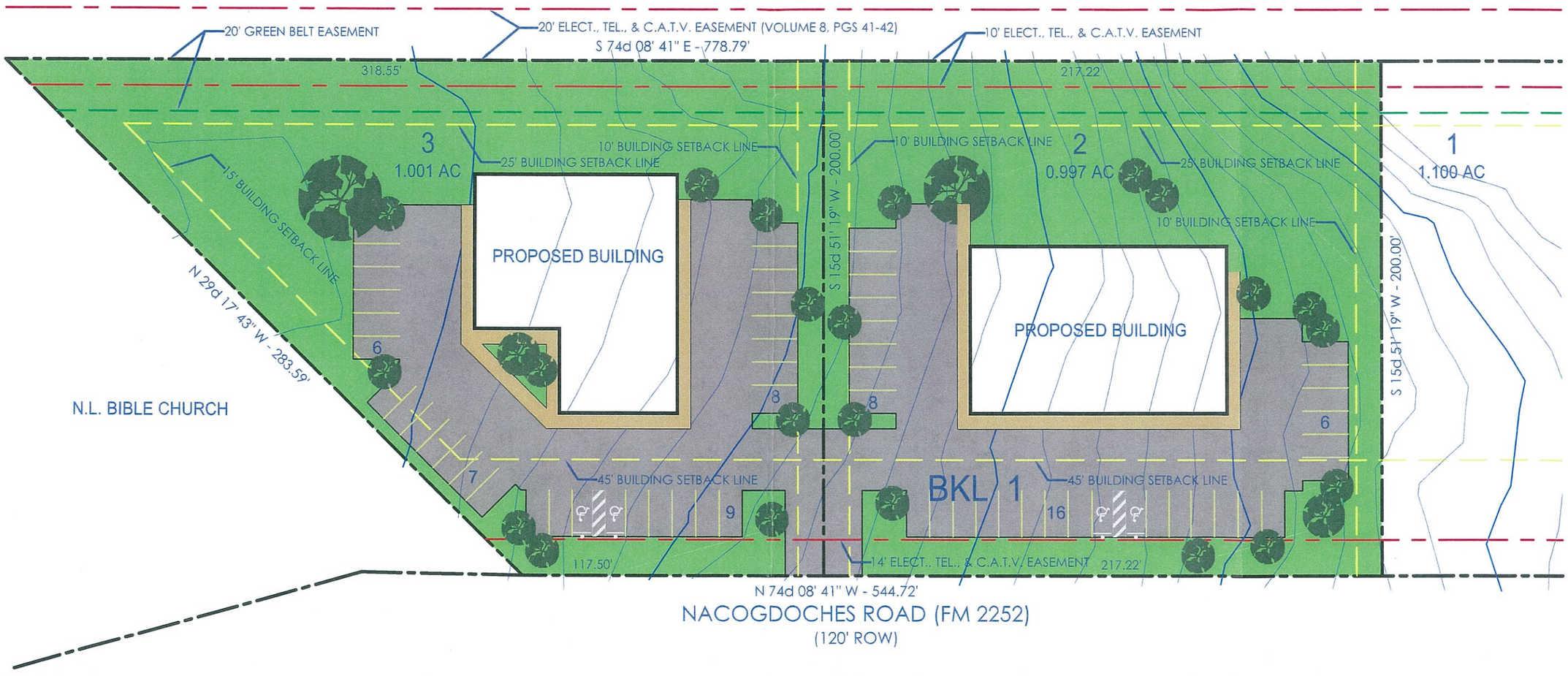
NEW BUILDING AREA:	6,245 SF	
REQUIRED PARKING (1 per 300 SF) 6,245/300 : 20.81 - 21 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,640.04 SF	
TOTAL IMPERVIOUS COVER USED:	20,928.06 SF	47.9%
48% IMPERVIOUS COVER REQUIRED:	20,929.92 SF	

OFFICE BUILDING (LOT 2)

LOT AREA = 43,429 SF (0.997 AC)

NEW BUILDING AREA:	6,500 SF	
REQUIRED PARKING (1 per 300 SF) 6,500/300 : 21.6 - 22 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,257.02 SF	
TOTAL IMPERVIOUS COVER USED:	20,757.20 SF	47.8%
48% IMPERVIOUS COVER REQUIRED:	20,845.92 SF	

GARDEN RIDGE UNIT 10
(VOLUME 8, PAGES 41-42)



PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office Copyright 2013.	**COMPOSITE PLAN**	DATE: 22 JUL 2013
	PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING	NUMBER: **SK-04**

SEAL:

NOT FOR CONSTRUCTION

September 4, 2013

From: Garden Ridge Planning and Zoning Commission (Meeting August 13, 2013)

To: Garden Ridge City Council

Subject: Variances Requested – Elimination of alleys on Howell Park Lots 2 & 3

a) Review and discuss a petition by A petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   i) Ordinance 7 – Section 7.C. 1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas.
   ii) Ordinance 7 – Section 7.C. 2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line.
   iii) Ordinance 13 – Section 6.1.4.3.: – Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley.
   iv) Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District.

Commission Recommendation on the Elimination of Alleys on Howell Park Lots 2 & 3

A letter by Bracken FD Assistant Chief carries the assurance that even with the alleys requirements abated the requirements of the International Fire Code 2006 edition adopted by the City of Garden Ridge will be met. Access to all sides of the building will not be impeded.

Motion made and passed unanimously to recommend approval of variances requested.

Samuel E. Stocks
Chair
Planning and Zoning Commission

APPLICATION FOR VARIANCE

FOR

Wes Kleckley – Howell Park Lots 2 & 3

PREPARED BY

MOELLER & ASSOCIATES
Engineering Solutions

F-13351

Shane Klar
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
August 8, 2013

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: August 8, 2013 Case #: _____

2. Applicant Name: James (First) Wes (Middle) Kleckley (Last)

3. Mailing Address: 21315 Gunther Grove (Street)
Garden Ridge (City) Texas (State) 78266 (Zip)

Phone: (210)- 200-8080

4. Applicant's relationship to property:
Sole owner (X) Part owner ( ) Other; Property under contract (Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: Lot 2 & 3 of Howell Park Subdivision on FM 2252, Garden Ridge, TX
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 2 & 3 Block(s) 1

Subdivision; Howell Park

Acreage: 1.998 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 13 Page # 197

7. Cite City Ordinance number, page and paragraph from which variance is needed: Ordinance 13, Page 29, 6.1.4.3 Side Yard Alley, 6.1.4.4 Rear Yard Alley, & 6.1.4.5 Impervious Cover. Ordinance 7, Page 17, Section 7.C Alleys.

8. State what you want to do instead: We propose to increase the allowable impervious cover from 33% to 48% and in an effort to keep impervious cover to a minimum we will ensure emergency access meets 2006 International Fire Code in lieu of perimeter alley ways around the site.

9. Give reason why a variance should be granted (cost alone is not acceptable): See attached.

10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: ___
None

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: _____

____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11.

--------- CITY USE ONLY ---------

VARIANCE REQUEST

		Date
City Admin.:	Application received	
	Application verified	_____
	Fee received $_____ Check #_____	_____
	Application sent to P&Z	_____
		_____
P&Z:	Owners' acceptance of application	
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
	P&Z recommendation to City Council	_____
		_____
City Council:	Notice to adjoining property owners, if required	
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
		_____
City Admin.:	Applicant notified of Council Decision	
	Zoning ordinance change published, if required	_____
		_____

APPLICATION FOR VARIANCE

Supplemental Information

9. Impervious Cover: An increase in impervious cover would allow the development to have adequate professional office space and additional parking availability that would bring an increased value to the city. Typical commercial development impervious cover density is 80% - 90%. 48% would be adequate to satisfy the development's needs while also maintaining a buffer between the adjacent residential development.

Alleys: Access to the site will be designed to 2006 International Fire code standards. In the case of this development, perimeter alleys would decrease the efficiency of emergency access to the buildings and ultimately increase the overall impervious cover needs of the site.

BRACKEN VOLUNTEER FIRE DEPARTMENT

(210) 651-5762
23600 FM 3009 · SAN ANTONIO, TX 78266

08/07/2013

Shane Klar
Moeller & Associates
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Regarding: Howell Park master plan

After discussing the subdivision's concept with you it is the fire department's recommendation that the the 15 foot alley requirement can be abated if the final design is true to the master plan. We require that the development meet the requirements of the International Fire Code 2006 edition as adopted by the city of Garden Ridge.

If you have any questions or comments, please call me.

Best regards,

William J. Anz
Assistant Chief

OFFICE BUILDING (LOT 3)

LOT AREA = 43,604 SF (1.001 AC)

NEW BUILDING AREA:	6,245 SF	
REQUIRED PARKING (1 per 300 SF) 6,245/300 : 20.81 - 21 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,640.04 SF	
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48% IMPERVIOUS COVER REQUIRED:	20,929.92 SF	

OFFICE BUILDING (LOT 2)

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REQUIRED PARKING (1 per 300 SF) 6,500/300 : 21.6 - 22 PS		
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PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,257.02 SF	
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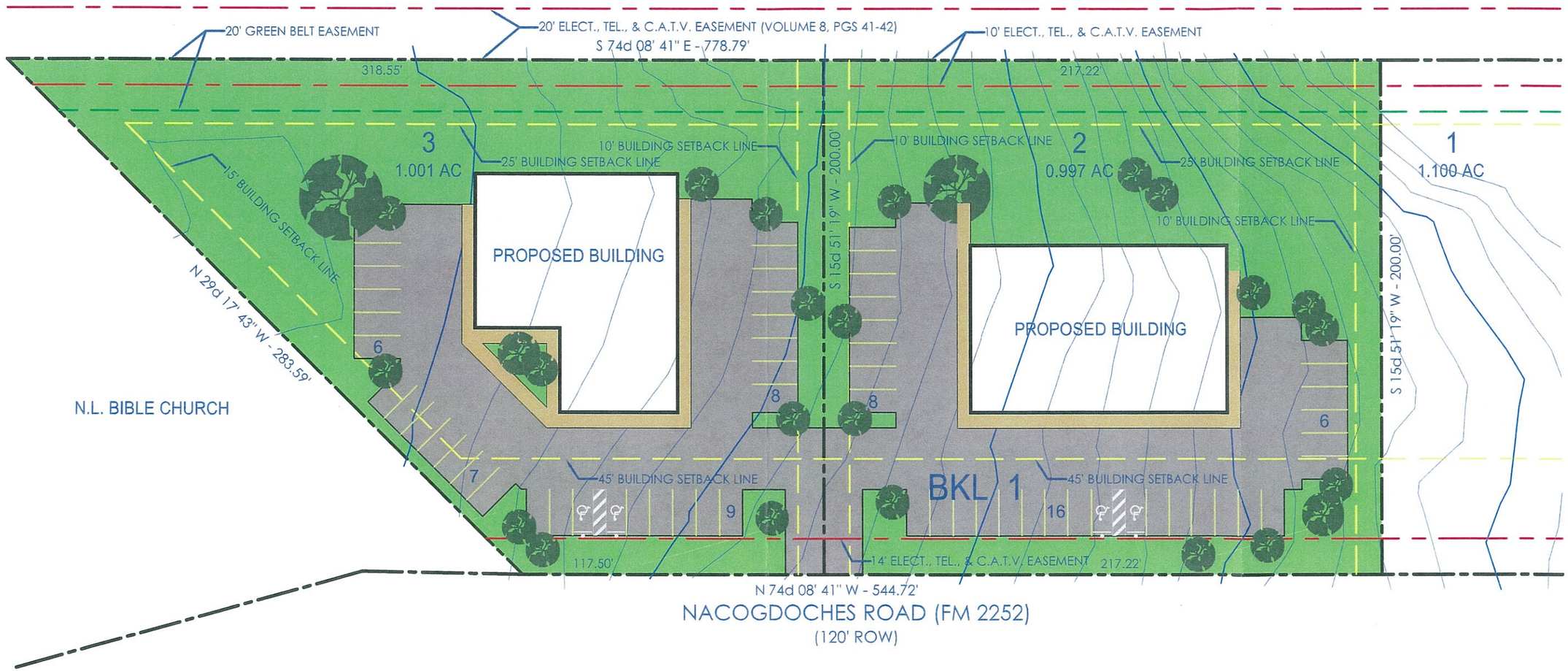
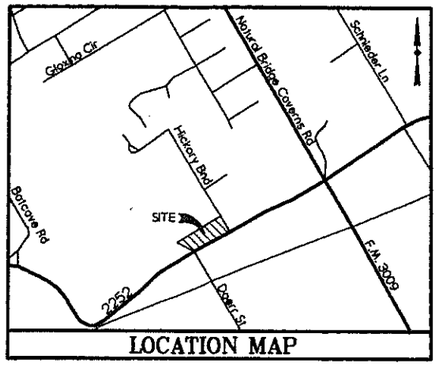
(VOLUME 8, PAGES 41-42)



NOT FOR CONSTRUCTION

PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office	**COMPOSITE PLAN**	DATE: 22 JUL 2013
Copyright 2013.	**PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING**	NUMBER: **SK-04**

SEAL:



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON PLAT OF GARDEN RIDGE UNIT - 10, VOL. 8, PGS. 41-42

#200006005896

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

STATE OF TEXAS ALBERT B. FERNANDEZ 18370 REGISTERED PROFESSIONAL ENGINEER

Albert B Fernandez
REGISTERED PROFESSIONAL ENGINEER

GINA S. LUBIANSKI, NOTARY PUBLIC, STATE OF TEXAS, MY COMMISSION EXPIRES AUGUST 26, 2002

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1ST DAY OF December

Gina S. Lubianski
NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mark P Howell
OWNER/AGENT

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mark P. Howell, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1ST DAY OF December A.D., 1999

GINA S. LUBIANSKI, Notary Public, State of Texas, My Commission Expires AUGUST 26, 2002

Gina S. Lubianski
NOTARY PUBLIC
COMAL COUNTY, TEXAS

SUBDIVISION PLAT
OF

HOWELL PARK

3.098 ACRES OF LAND BEING OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS.

THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREWITH. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

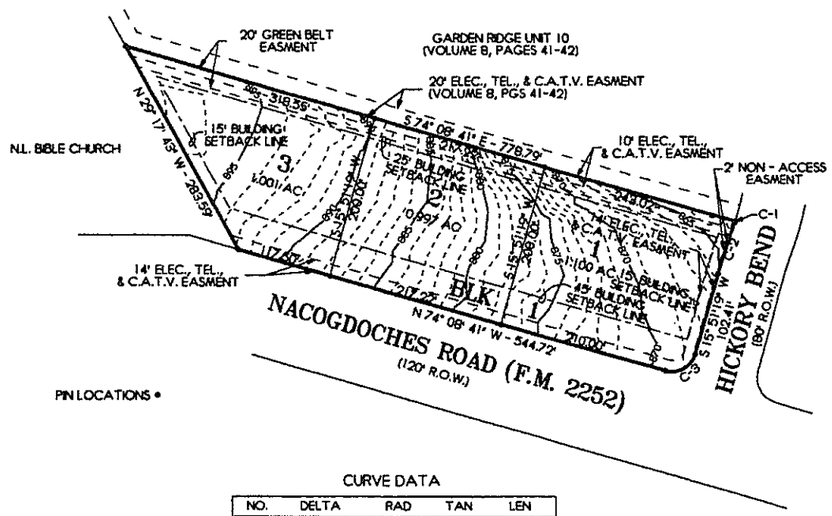
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT OF HOWELL PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF Dec. A.D., 1999

BY: [signature] MAYOR

BY: [signature] CITY SECRETARY



CURVE DATA

NO.	DELTA	RAD	TAN	LEN
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STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS ALBERT B. FERNANDEZ 3223 REGISTERED PROFESSIONAL LAND SURVEYOR

Albert B Fernandez
REGISTERED PROFESSIONAL LAND SURVEYOR

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Gina S. Lubianski
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CITY ENGINEER

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC
11824 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

STATE OF TEXAS
COUNTY OF COMAL

I, Jay Streater COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF February A.D. 2000 AT 10:33 AM IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 13 ON PAGE 197

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22 DAY OF February A.D. 2000

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: Charlotte H. Bergel DEPUTY

2252

Property Legal Description: Lot 2 & 3 of Howell Park as recorded in Comal County, Texas Volume 13, Page 197, Doc. #200006005896

Requested Variances: Ordinance 7 - Section 7.C Alleys

Ordinance 13 – Section 6.1.4.3 Impervious Cover

Ordinance 13 – Section 6.1.4.4, & 6.1.4.5 Alleys

Property Owners Within 200' of Property:

Silva, Arthur J.	19197 Nacogdoches Loop Rd., Garden Ridge, TX 78266
Ogden, Kimberly	6192 Montgomery, San Antonio, TX 78252
Covenant Baptist Church of Garden Ridge	19204 FM 2252, San Antonio, TX 78266
Miller, Gary & Paulette	21111 Tree Top Cv., Garden Ridge, TX 78266
Miller, Marjorie E., Marital trust	8516 Phoenix Ave., Selma, TX 78154
Howell, Mark	19295 FM 2252, Garden Ridge, TX 78266
Scholze, Larry & Cheryl	20003 Hickory Bnd., San Antonio, TX 78266
Wendt, Arthur	20003 Cedar Br., Garden Ridge, TX 78266
Sanders, Greg & Kim	99-1613 Hoapono Pl., Ajea, HI 96701
Jennings, John & Jolie	20004 Cedar Br., Garden Ridge, TX 78266
Fisher, Theodore & Nancy	20007 Cedar Br., Garden Ridge, 78266
Miller, Paul & Evelyn	20011 Cedar Br., Garden Ridge, TX 78266
Hudson, Thomas & Beverly Wyble	21003 Cedar Br., Garden Ridge, TX 78266
Stipp, Oliver & Martha	21007 Cedar Br., Garden Ridge, TX 78266
Northeast Bible Evangelical Free Church	19185 FM 2252, Garden Ridge, TX 78266

STIPP OLIVER R & MARTHA S
21007 CEDAR BR
GARDEN RIDGE, TX 78266
ROY RONALD D & ILENE M
21004 CEDAR BR
GARDEN RIDGE, TX 78266
Cedar Branch
HUDSON THOMAS M & BEVERLY S WYBLE
21003 CEDAR BR
GARDEN RIDGE, TX 78266
PUCKETT JAY R & JOYCE A TR
PUCKETT LIVING TRUST
20009 CEDAR BR
GARDEN RIDGE, TX 78266
REYES FERNANDO & VERONICA C
20015 HICKORY END
GARDEN RIDGE, TX 78266
WIGHT RICHARD & MIYOKO
20012 HICKORY END
GARDEN RIDGE, TX 78266
ALSOP SHARON Y & BRUCE T
19439 ARROWOOD FL
GARDEN RIDGE, TX 78266
MURDOCH RONALD C & NATHRIN A M
19435 ARROWOOD PLACE
GARDEN RIDGE, TX 78266
HLUBEK MICHAEL D & DEBORAH ANN
20008 HICKORY END
GARDEN RIDGE, TX 78266
200' PROPERTY OFFSET
MILLER PAUL B & EVELYN
20011 CEDAR BR
GARDEN RIDGE, TX 78266
JENNINGS JOHN P & JUTTA
20004 CEDAR BR
GARDEN RIDGE, TX 78266
LEBLANC ALVIN C & GEORGIA A
20011 HICKORY END
GARDEN RIDGE, TX 78266
MORGAN JAMES T & LINDA A
9405 MAGIC FLS
GARDEN RIDGE, TX 78266
MARRERO GUALBERTO & LOURDES R
9405 MAGIC FLS
GARDEN RIDGE, TX 78266
FISHER O THEODORE JR & NANCY B
20007 CEDAR BR
GARDEN RIDGE, TX 78266
Hickory Bend
Magic Falls
NORTHEAST BIBLE EVANGELICAL FREE CHURCH
19105 FM 2252
GARDEN RIDGE, TX 78266
WEIDT ARTHUR M
20003 CEDAR BR
GARDEN RIDGE, TX 78266
SANDERS GREGG & NIKI M
99-1013 MOAPONO PL
AIEA, HI 96701
TEAGUE WILLIAM N & ZELKA
9403 MAGIC FLS
GARDEN RIDGE, TX 78266
MILLER CARY L & PAULETTE
21111 TREETOP CV
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
SCHOLZE LARRY K & CHERYL F
20003 HICKORY END
SAN ANTONIO, TX 78266
BELL JOHN W & ELIZABETH A TR
BELL LIVING TRUST
9401 MAGIC FLS
GARDEN RIDGE, TX 78266
MCCOY JAMES G & MARY LOU
9412 MAGIC FLS
GARDEN RIDGE, TX 78266
SINGLETON KEITH D & ETHEL E LIVING TRUST
9408 MAGIC FLS
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
FM 2252
2252
FM 2252
2252
2252
FM 2252
2252
Hickory Bend
OVERMAN PROPERTIES IV LLC
18955 FM 2252
GARDEN RIDGE, TX 78266
FRIEND IVAN A & DOLLAR DORIS A
5505 ZUNI
UNIVERSAL CITY, TX 78148
WW ASHLEY OAKS LLC
% STANTAP WOODS
410 GREAT HILLS VIEW ST
SAN ANTONIO, TX 78230
MILLER CARY L & PAULETTE
21111 TREETOP CV
GARDEN RIDGE, TX 78266
MILLER MARJORIE E
MARITAL TRUST
8519 PHOENIX AVE
SELMA, TX 78154
COVENANT BAPTIST CHURCH OF GARDEN RIDGE
19204 FM 2252
SAN ANTONIO, TX 78266
COTTINGHAM RANDY L & CAROLINE S
19113 HAGOGDOCHES LOOP
GARDEN RIDGE, TX 78266
OGDEN KIMBERLY
6192 WT MONTGOMERY
SAN ANTONIO, TX 78252
SILVA ARTHUR J
19187 HAGOGDOCHES LOOP RD
GARDEN RIDGE, TX 78266
GARDEN RIDGE, TX
WES KLECKLY
PROJECT SITE
FM 2252
2252
Schertz
N
0 12.5 25 50 Feet
1 inch = 50 feet
© 2010 NAVTEQ © AND © 2012 Microsoft Corporation
MOELLER & ASSOCIATES
Engineering Solutions
bing

APPLICATION FOR SPECIAL USE PERMIT

FOR

Wes Kleckley – Howell Park Lots 2 & 3

PREPARED BY

MOELLER & ASSOCIATES
Engineering Solutions

F-13351

Shane Klar
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
August 8, 2013

Planning and Zoning Form 3

APPLICATION FOR SPECIAL USE PERMIT

(Type or Print)

1. Date: August 8, 2013 Case #: _____

2. Applicant Name: James (First) Wes (Middle) Kleckley (Last)

   Doing Business as: James (First) Wes (Middle) Kleckley (Last)

   Texas Sales & Use Tax Permit Number: N/A

3. Mailing Address: 21315 Gunther Grove (Street)

   Garden Ridge (City) Texas (State) 78266 (Zip)

   Phone: (210)- 202-8080

4. Physical Address of Business: 21315 Gunther Grove (Street)

   Garden Ridge (City) Texas (State) 78266 (Zip)

   Phone: (210)- 202-8080

5. Applicant's relationship to property or business:

   Sole owner (X) Part owner ( ) Other; Property under contract (Specify)

   (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

6. Legal description of property on which business is to be located:

   Plat: Lot(s) 2 & 3 Block(s) 1

   Subdivision Howell Park

   Acreage: 1.998 (If acreage, provide separate metes and bounds description as attachment 2.)

   Property Deed recorded in Comal County Volume # 13 Page # 197

7. Existing use of property; Undeveloped commercial lot currently zoned B-2

8. Use of property being requested (Be specific and give details - attach additional sheets as needed):
   This special use permit is in connection with a Variance Request of Ordinance 13 impervious cover requirement as well as a Variance Request to Ordinance 7 and 13 Alley requirement.
   The proposed use will be professional offices.

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: ___
None

12. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

13. Applicant Signature: _____

____ Attachments:
1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for Special Use Permit fee per Garden Ridge City Ordinance 11.

--------- CITY USE ONLY ---------
Special Use Permit

		Date
City Admin.:	Application received	
	Application verified	_____
	Fee received $_____ Check #_____	_____
	Application sent to P&Z	_____
		_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
	P&Z recommendation to City Council	_____
		_____
City Council:	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
		_____
City Admin.:	Applicant notified of Council Decision	_____

BRACKEN VOLUNTEER FIRE DEPARTMENT

(210) 651-5762
23600 FM 3009 · SAN ANTONIO, TX 78266

08/07/2013

Shane Klar
Moeller & Associates
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Regarding: Howell Park master plan

After discussing the subdivision's concept with you it is the fire department's recommendation that the the 15 foot alley requirement can be abated if the final design is true to the master plan. We require that the development meet the requirements of the International Fire Code 2006 edition as adopted by the city of Garden Ridge.

If you have any questions or comments, please call me.

Best regards,

William J. Anz
Assistant Chief

OFFICE BUILDING (LOT 3)

LOT AREA = 43,604 SF (1.001 AC)

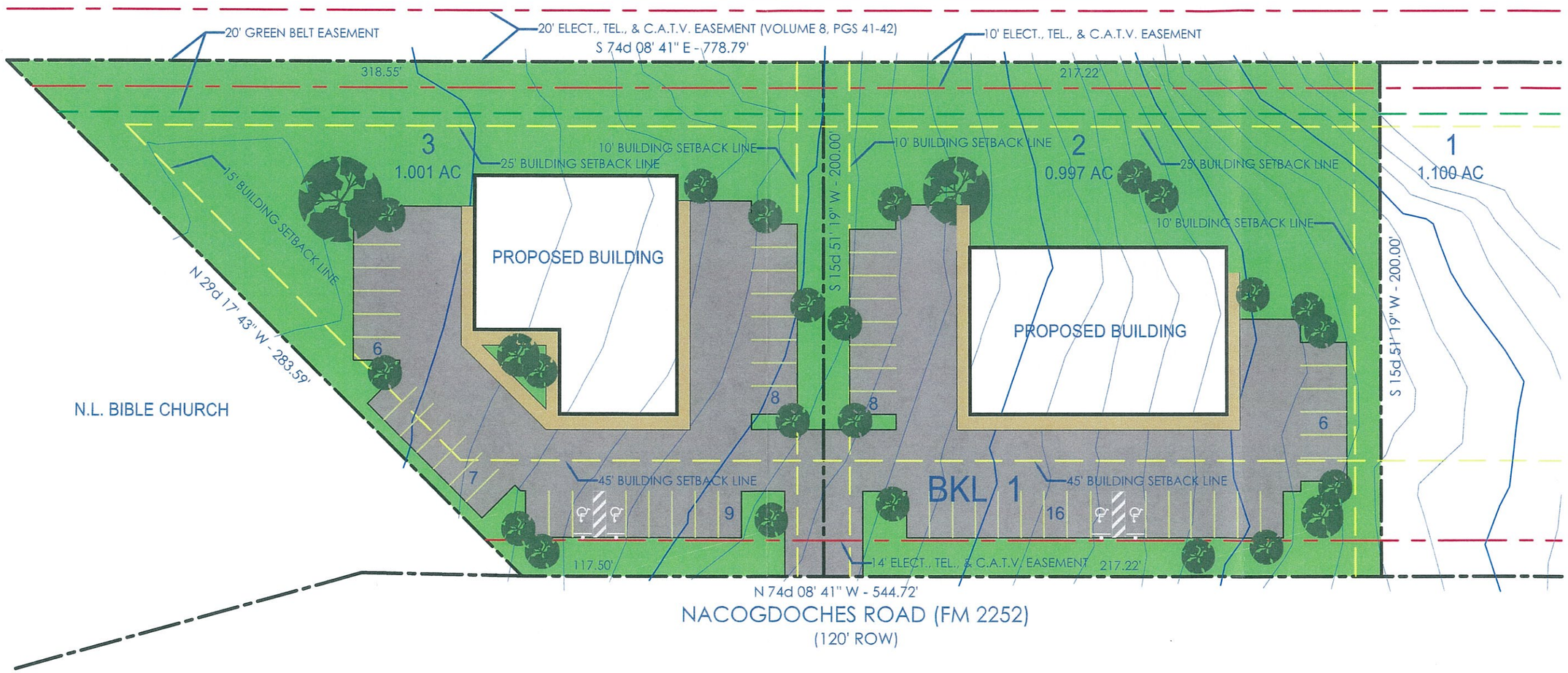
NEW BUILDING AREA:	6,245 SF	
REQUIRED PARKING (1 per 300 SF) 6,245/300 : 20.81 - 21 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,640.04 SF	
TOTAL IMPERVIOUS COVER USED:	20,928.06 SF	47.9%
48% IMPERVIOUS COVER REQUIRED:	20,929.92 SF	

OFFICE BUILDING (LOT 2)

LOT AREA = 43,429 SF (0.997 AC)

NEW BUILDING AREA:	6,500 SF	
REQUIRED PARKING (1 per 300 SF) 6,500/300 : 21.6 - 22 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,257.02 SF	
TOTAL IMPERVIOUS COVER USED:	20,757.20 SF	47.8%
48% IMPERVIOUS COVER REQUIRED:	20,845.92 SF	

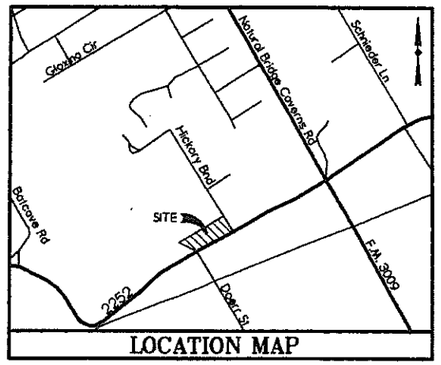
GARDEN RIDGE UNIT 10
(VOLUME 8, PAGES 41-42)



NOT FOR CONSTRUCTION

PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office Copyright 2013.	**COMPOSITE PLAN**	DATE: 22 JUL 2013
	PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING	NUMBER: **SK-04**

SEAL:



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON PLAT OF GARDEN RIDGE UNIT - 10, VOL. 8, PGS. 41-42

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STATE OF TEXAS
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ALBERT B. FERNANDEZ
REGISTERED PROFESSIONAL ENGINEER

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COMAL COUNTY, TEXAS

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COUNTY OF COMAL
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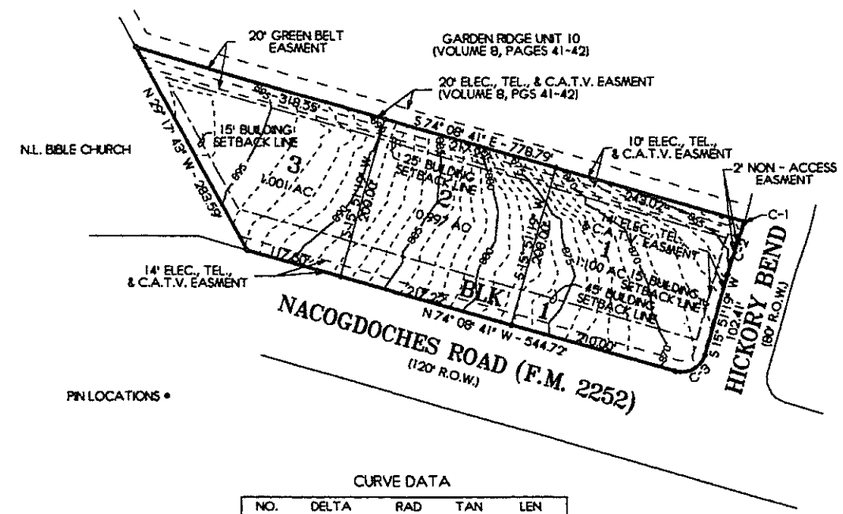
DATED THIS 1ST DAY OF Dec, AD, 1999

BY: MAYOR

BY: CITY SECRETARY



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CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ALBERT B. FERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1ST DAY OF December

GINA S. LUBIANSKI
Notary Public, State of Texas
My Commission Expires
AUGUST 26, 2002

NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, Jan Streater COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF December, A.D. 2000 AT 10:33 AM IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 13 ON PAGE 197

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22 DAY OF December, A.D. 2000

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: Charlotte H. Bagel, DEPUTY

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC
11824 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

2252

Property Legal Description: Lot 2 & 3 of Howell Park as recorded in Comal County, Texas Volume 13, Page 197, Doc. #200006005896

Requested Variances: Ordinance 7 - Section 7.C Alleys

Ordinance 13 – Section 6.1.4.3 Impervious Cover

Ordinance 13 – Section 6.1.4.4, & 6.1.4.5 Alleys

Property Owners Within 200' of Property:

Silva, Arthur J.	19197 Nacogdoches Loop Rd., Garden Ridge, TX 78266
Ogden, Kimberly	6192 Montgomery, San Antonio, TX 78252
Covenant Baptist Church of Garden Ridge	19204 FM 2252, San Antonio, TX 78266
Miller, Gary & Paulette	21111 Tree Top Cv., Garden Ridge, TX 78266
Miller, Marjorie E., Marital trust	8516 Phoenix Ave., Selma, TX 78154
Howell, Mark	19295 FM 2252, Garden Ridge, TX 78266
Scholze, Larry & Cheryl	20003 Hickory Bnd., San Antonio, TX 78266
Wendt, Arthur	20003 Cedar Br., Garden Ridge, TX 78266
Sanders, Greg & Kim	99-1613 Hoapono Pl., Ajea, HI 96701
Jennings, John & Jolie	20004 Cedar Br., Garden Ridge, TX 78266
Fisher, Theodore & Nancy	20007 Cedar Br., Garden Ridge, 78266
Miller, Paul & Evelyn	20011 Cedar Br., Garden Ridge, TX 78266
Hudson, Thomas & Beverly Wyble	21003 Cedar Br., Garden Ridge, TX 78266
Stipp, Oliver & Martha	21007 Cedar Br., Garden Ridge, TX 78266
Northeast Bible Evangelical Free Church	19185 FM 2252, Garden Ridge, TX 78266

STIPP OLIVER R & MARTHA S
21007 CEDAR BR
GARDEN RIDGE, TX 78266
ROY RONALD D & ILENE M
21004 CEDAR BR
GARDEN RIDGE, TX 78266
Cedar Branch
FUCKETT JAYR & JOYCE A TR
FUCKETT REVOCABLE TRUST
20003 CEDAR BR
GARDEN RIDGE, TX 78266
WICHT RICHARD & MIYOKO
20012 HICKORY BND
GARDEN RIDGE, TX 78266
ALSOP SHARON Y & BRUCE T
19439 ARROWWOOD PL
GARDEN RIDGE, TX 78266
MURDOCH RONALD C & KATHRIN M
19435 ARROWWOOD PLACE
GARDEN RIDGE, TX 78266
HUDSON THOMAS H & BEVERLY S WYLE
21003 CEDAR BR
GARDEN RIDGE, TX 78266
REYES FERNANDO & VERONICA C
20016 HICKORY BND
GARDEN RIDGE, TX 78266
HLUBEK MICHAEL D & DEBORAH ANN
20008 HICKORY BND
GARDEN RIDGE, TX 78266
200' PROPERTY OFFSET
MILLER PAUL B & EVELYN
20011 CEDAR BR
GARDEN RIDGE, TX 78266
JENNINGS JOHN P & JULIE A
20004 CEDAR BR
GARDEN RIDGE, TX 78266
LEBLANC ALVIN C & GEORGIA A
20011 HICKORY BND
GARDEN RIDGE, TX 78266
MORGAN JAMES T & LINDA A
9409 MAGIC FLS
GARDEN RIDGE, TX 78266
Hickory Bend
MARRERO GUALBERTO & LOURDES R
9405 MAGIC FLS
GARDEN RIDGE, TX 78266
FISHER G THEODORE JR & NANCY B
20007 CEDAR BR
GARDEN RIDGE, TX 78266
NORTHEAST BIBLE EVANGELICAL FREE CHURCH
19165 FM 2252
GARDEN RIDGE, TX 78266
WEIDT ARTHUR H
20003 CEDAR BR
GARDEN RIDGE, TX 78266
SANDERS GREGG & NIKI M
89-1613 HOAPONO PL
AIEA, HI 96701
Magic Falls
TEAGUE WILLIAM H & KELNA
9413 MAGIC FLS
GARDEN RIDGE, TX 78266
MILLER GARY L & PAULETTE
21111 TREETOP CV
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
SCHOLLE LARRY K & SHERYL P
20009 HICKORY BND
SAN ANTONIO, TX 78266
BELL JOHNNA ELIZABETH ATR
BELL LIVING TRUST
9404 MAGIC FLS
GARDEN RIDGE, TX 78266
MCCOY JAMES G & MARY LOU
9412 MAGIC FLS
GARDEN RIDGE, TX 78266
SINGLETON KEITH D & ETHEL E LIVING TRUST
9408 MAGIC FLS
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
OVERMAN PROPERTIES IV LLC
19866 FM 2252
GARDEN RIDGE, TX 78266
FM 2252
2252
FM 2252
2252
2252
FM 2252
2252
Hickory Bend
FRIEND IVAN A & DOLLAR DORIS A
8505 ZUNI
UNIVERSAL CITY, TX 78148
WW ASHLEY OAKS LLC
% STANTON P WOODS
410 BREATHLESS VIEW ST
SAN ANTONIO, TX 78260
MILLER GARY L & PAULETTE
21111 TREETOP CV
GARDEN RIDGE, TX 78266
COVENANT BAPTIST CHURCH OF GARDEN RIDGE
19204 FM 2252
SAN ANTONIO, TX 78266
MILLER MARJORIE E
MARITAL TRUST
8516 PHOENIX AVE
SELMA, TX 78154
COTTINGHAM RANDY L & CAROLINE S
19113 NACOGDOCHES LOOP
GARDEN RIDGE, TX 78266
OGDEN KIMBERLY
8192 WT MONTGOMERY
SAN ANTONIO, TX 78252
SILVA ARTHUR J
19187 NACOGDOCHES LOOP RD
GARDEN RIDGE, TX 78266
bing
GARDEN RIDGE, TX
WES KLECKLY
PROJECT SITE
FM 2252
2252
Schertz
Selma
© 2010 NAVTEQ © AND © 2010 Microsoft Corporation
N
0 12.5 25 50 Feet
1 inch = 50 feet
MOELLER & ASSOCIATES
Engineering Solutions

2013 TAX RATE

2013 CERTIFIED TAXABLE VALUE IS $577,483,034

PROPOSED 2013 TAX RATE: $.283246

$.185746 (M&O RATE) + $.097500 (I&S RATE)

PROPOSED TAX RATE WILL INCREASE TOTAL TAX REVENUE FROM PROPERTY IN PRECEEDING TAX YEAR BY 3.879% OR $40,054

FROM THE 2012 TAX RATE THE 2013 M&O RATE INCREASES $.003088
AND
THE 2013 I&S RATE DECREASES $.003088

INCREASE FROM 2012 TAX RATE TO PROPOSED 2013 TAX RATE = $.0

RESIDENTIAL HOMESTEAD
2013 AVERAGE HOME TAXABLE VALUE = $375,752
2012 AVERAGE HOME TAXABLE VALUE = $368,148
INCREASE OF $7,604

MONTHLY REPORT

CITY OF GARDEN RIDGE
BALANCE OF ALL FUNDS AS OF 7/31/13

ACCOUNT	BALANCE	CURRENT RATE
CITY FUNDS		
OPERATING ACCOUNT	$ 62,985.71	0%
MONEY MARKET	$ 1,126,566.63	.35%
MUNICIPAL COMPLEX PROJECT FUND	$ 15,570.26	.20%
ASSET FORFEITURE/SEIZURE (STATE)	$ 1,475.54	.10%
ASSET FORFEITURE/SEIZURE (FED)	$ 87,222.58	.30%
2002 WATER IMPROVEMENT INTEREST & SINKING	$ 11,178.19	.20%
2005 MUNICIPAL COMPLEX I&S	$ 72,866.26	.30%
2005 I&S – TAX NOTE	$ 50,629.16	.30%
2009 REFINANCE 98 I&S	$ 79,977.18	.30%
2009 INTEREST & SINKING	$ 123,248.71	.35%
2012 REFINANCE I&S	$ 32,733.63	.25%
2012 INTEREST & SINKING	$ 127,382.85	.35%
2012 CIP PROJECT	$ 5,387,081.33	.35%
STREET IMPACT FEE	$ 169,977.13	.35%
TEXPOOL STREET IMPACT FEE	$ 408.94	0%
TEXPOOL INVESTMENT	$ 399.67	0%
PEG FEES	$ 21,935.82	0%
SUBTOTAL OF CITY FUNDS	$ 7,971,639.59	
AVERAGE CITY INTEREST RATE		.28461%
WATER FUNDS		
2009 WATER IMPROVEMENTS	$ 42,799.65	.25%
IMPACT FEES	$ 901,308.45	.35%
TEXPOOL WATER RIGHTS/INFRASTR	$ 4,902.69	.0531%
TEXPOOL WATER INVESTMENT	$ 604.91	0%
TEXPOOL IMPACT FEE	$ 411.31	0%
WATER SURCHARGE	$ 90,306.98	.30%
WATER COMPANY OPERATING	$ 2,896,621.18	.35%
SUBTOTAL WATER FUNDS	$ 3,936,955.17	
AVERAGE WATER INTEREST RATE		.26062%
TOTAL ALL FUNDS	**$11,308,594.76**	
TOTAL AVERAGE INTEREST RATE		**.272615%**

CITY OF GARDEN RIDGE

GENERAL FUND

CASH & INVESTMENTS AS OF 7/31/13

OPERATING CHECKING	$ 62,985.70
MONEY MARKET	$ 1,126,566.63
TOTAL GENERAL FUND	$ 1,189,552.33
TEXPOOL INVESTMENT	$ 399.67
TOTAL INVESTMENT	$ 399.67
TOTAL RESERVES FOR CITY	$ 1,189,952.00

WATER FUND

INVESTMENTS AS OF 7/31/13

WATER COMPANY OPERATING	$ 2,896,621.18
TEXPOOL WATER INVESTMENT FUND	$ 604.91
TOTAL WATER COMPANY RESERVES	$ 2,897,226.09

EXPENDITURE & REVENUES

PERIOD OF 7/31/13

83.33% OF FISCAL YEAR

REVENUE YEAR TO DATE

GENERAL FUND	$ 2,176,938	88.59% of Budget
WATER FUND	$ 868,822	66.56% of Budget

EXPENDITURES YEAR TO DATE

GENERAL FUND	$ 1,465,654	69.90% of Budget
WATER FUND	$ 562,819	44.18% of Budget

EXCESS REVENUE OVER/(UNDER) EXPENDITURES YEAR TO DATE

GENERAL FUND	$ 711,284
WATER FUND	$ 306,003

REVENUE FOR MONTH ENDING 7/31/13

GENERAL FUND	$ 67,690
WATER FUND	$ 140,191

EXPENDITURES FOR MONTH ENDING 7/31/13

GENERAL FUND	$ 129,625
WATER FUND	$ 41,003

EXCESS REVENUE OVER/(UNDER) EXPENDITURES FOR MONTH ENDING 7/31/13

GENERAL FUND	$ (61,934)
WATER FUND	$ 99,188

Garden Ridge Community Center

7/31/13

Revenues

Rentals	$ 32,400
Deposits	$ 7,940*
Donations	$ 300

Total Deposits Received:	$ 23,050
Deposits refunded to date:	$ 15,110
Revenue from deposits to date:	$ 7,940*

Total Revenue: $ 40,640

Expenditures

Telephone	$ 470
Supplies	$ 681
Utilities	$ 5,120
Maintenance	$ 5,485
Equipment	$ 0
Facility Enhancements	$ 8,050
Manager	$15,480
Marketing	$ 0
Donation Expenditures	$ 142

Total Expenditures: $35,428

Revenue Over/ (Under) Expenditures: $ 5,212